

**Minutes for Waterboro Board of Selectmen Meeting
August 1, 2023, at Waterboro Town Hall
6:00 p.m. Regular Meeting**

1. PLEDGE OF ALLEGIANCE:

Attendance Select Board: Dennis Abbott, Dwayne Woodsome, David Chauvette, Gary Fecteau, and Jon Bell.

Other Attendees: Matt Bors, Jason Champion, Joshua Andrews, David Lowe, Jack Seery, Brigit McCallum, Glenn Seehagen, Craig Abbott, and Laura Lowe.

2. PUBLIC HEARINGS: none.

3. ANNOUNCEMENTS:

Selectman Chauvette announced that this weekend August 4th & 5th is Old Home Days (OHD) and to use good judgment on traffic.

Selectmen Fecteau announced that the OHD committee is doing a great job and to check out their FB page that has a list of the activities and vendors.

4. ADDITIONS OR DELETIONS TO AGENDA: none.

5. APPOINTMENTS:

a. Contract Deputy Update

The contract deputy gave his report after Item#5c as he was called away on duty when he first arrived. He reported that he has only a few things: One, please remember that house numbers should stand out and not be black against a dark surface. It is hard for first responders to notice. Two, scams on FB: We had a resident in Waterboro whose son's account was hacked and pictures were posted of a kayak for sale and people were coming to her house to pick up a kayak and she had none for sale. Another type scam is when these scammers get the money before the person picks up the product. They lock the seller out of their account and tell the person buying to send the money to them at a different address and then the money does not get to the original seller. Unless you have verified that the product is really there and for sale and that the person is real, then please do not send anyone any money.

Selectmen Fecteau asked if the deputy has seen any more catalytic converter thefts. He says he has not seen any and he believes they have dedicated more resources towards these thefts.

DPW Director Jason Champion asked if the deputy can patrol Ossipee Hill extension and Roberts Ridge Road as they are newly paved and people have been complaining of speeding.

b. Assessor, Shirley Bartlett – Tax Commitment

Assessor Shirley Bartlett handed out to the Board three scenarios to look at for the MIL rate of: \$13.15, \$13.20, and \$13.22. She recommends the \$13.20. She wants to make sure that we have enough overlay to cover the State Stabilization Reimbursement in case it is late coming in. The reimbursement is \$88,807.00. The state does not know when they will be releasing this money and we are not sure we will receive anything. If you are looking at the \$13.20 tax rate the overlay will be \$159,892.61. She has raised values 12% across the board but moving forward the cost files will be redone and the tax rate will be more specific to different areas instead of an across the board percentage rate. The Select Board will endorse one of the three MIL rates under new business but the assessor can use whatever MIL rate she chooses because it is up to her.

c. Public Safety & Garden Committee representatives: Report for FY

Brigit McCallum, chair for the Garden Committee, came before the board with her report and powerpoint presentation. The Garden opened in 2013 and is now in its' 11th season. Last Year 25 beds were rented. The goal is to provide garden beds to the community who cannot have them at home. Whoever rents a bed has to put in six community hours in the garden to help with the up-keep of everything. Last FY they reported 139 hours to the volunteer coordinator at Maine Harvest for Hunger which they are a part of. They have dedicated a large garden bed for the Waterboro Food Pantry and last year 775 lbs. of vegetables were donated to the pantry. 250 lbs. were from individual gardeners and 530 lbs. were from actual pantry beds. There were two major improvements to the garden: Electricity was added to the shed and a refrigerator was added (donated by Home Depot) to put the veggies in until they can deliver to the food pantry, which they do two times a week. CEO, Mike Gilpatrick had extra flag stones he donated to the garden which they made the flagstone walkway with. They had two requests from residents last year: Someone asked to use the garden as their wedding venue and someone else asked for flowers to bring to his sick Mom which they did give to him. After the passing of one of the garden members Sandy, the other members have named the shed, "Sandy's shed," in her memory. There were no questions from the Board.

Craig Abbott, Chair for the Public Safety committee came before the board with his report. He has been on the committee many years. Before he came on, the committee was not in existence as there was a lack of volunteers. There was a need for a lot of organization. He set up guidelines for running meetings and redid their mission statement. Last FY our Board liaison Dave Chauvette gave us a task of looking at the parking ordinance and to come up with changes that need to be done. This task took a lot of time. The committee feels they are a pro-active and re-active committee. They are pro-active for example when they stop at a stop sign and notice they have bad sight vision on the left and then get the situation corrected either by themselves or with the help of another Town Department or committee. They are Re-active when something like the bad accident at the restaurant on route 5 happens and they come up with solutions to the safety issues. They were not able to give these solutions to the restaurant owner as it is now closed. The goal for this year for the committee is to make our parks safer and have started looking at the parks for safety issues.

Town Administrator, Matt Bors stated that if the committee has a problem with any of the Parks, Route 5, or anything else, please let him, Jason, or Mike Gilpatrick know so they can be taken care of. Selectman Woodsome stated that to remember that Fay Park we do not own or manage or control. It is owned by the land trust. If you have safety issues with this area to contract the land trust.

The Public safety committee, along with a lot of our other committees, is struggling with keeping members. Craig ended his report by asking if there are any other tasks that the BOS want to give them, as they are willing. There were no tasks brought up by the Board at this time.

6. PUBLIC COMMENTS: none.

7. CORRESPONDENCE – Available upon request:

a. Treasurer's Reports

8. REPORTS & STAFF INITIATIVES:

a. Selectmen's reports -

Selectman Woodsome reported that the Taylor House is open this Saturday at 10 am. They are having their Vintage Artisan Day with some old time demonstrations.

b. Town Administrator Matt Bors report -

General Information:

- Bids for the repair/replacement of the DPW storage roof were due at 5pm today and we received two. They will be open tomorrow morning at 9:00 a.m.
- DPW has taken delivery of the new ford 1 ton dump truck that was approved at the annual referendum.

There was some discussion on what will happen with the 202 one ton on whether or not to put out to bid or not. The Board feels we should get rid of it as it needs too much work.

- OHD Safety Meeting update: we had our final meeting this morning. YCSO has had a hard time filling shifts for the event and our contract deputies were already on scheduled days off.
- OHD Parade and participation – I have asked the committee if they could have a cart available for the Board in the parade. This begins at 10am. I would suggest being at Town Hall around 9:15. We will post that the board may be participating in OHD events on August 4th and 5th, however no official business will be conducted.
- I would like to pass along a special thank you for the help received from several employees from multiple departments for the help with the storage shed/building at Central, also would like to Thank Jon Bell for offering to help us with completing the roof. The metal kit replaces the tarp garage that has been damaged multiple times during storms. We hope this building lasts awhile.
- Legislative changes to tax acquired property with LD 101. An act to return to the former owner any excess funds remaining after the sale of foreclosed property. This bill was passed by the legislature as emergency legislation, which means it goes into effect immediately.

- FYI regarding current legal situation in North Waterboro. At this point aside from the Town of Waterboro absorbing costs upfront that we try to have the owner correct the problems. We have provided a draft of the consent agreement.
- Marina Gagne has submitted a letter of interest for the Charter Commission.
- At the last meeting I mentioned the correspondence from the 8 career firefighters. If you have no objections, I would like to invite Capt. Marc Cunningham and FF/A-EMT Jim Farrenkopf to the 1st meeting in September so they can share feedback with you directly.

Selectman Woodsome brought up the question of, if we have to increase wages so we do not lose any of our workers, do we have time enough to hold a special meeting in November. There was some discussion on this. It was decided by the Board to have a workshop with these safety personnel on Tuesday, August 15th, upstairs in the Road Review Meeting Room in the Old Town Hall, at 5 p.m. as the Run-off election will be held in the Town Hall that day.

9. NEW BUSINESS:

a. Discuss/vote on new Tax Commitment rate

Chairman Abbott stated that the Board cannot vote on a tax rate but can only endorse what the assessor recommends as she is the one that sets the tax rate.

Vote: Dwayne Woodsome made a motion to endorse the new tax rate of 13.20 that Assessor Shirley Bartlett recommends. David Chauvette seconded the motion. The motion passed 5 – 0.

b. Discuss/vote on a renewal liquor license for New Asian Taste

Vote: Dwayne Woodsome was so moved. Gary Fecteau seconded the motion. The motion passed 5 – 0.

c. Discuss/vote to accept the resignation of Nadine Malloy from the Parks Committee

Vote: Dwayne Woodsome was so moved. Jon Bell seconded the motion. The motion passed 5 – 0.

d. Discuss/vote to approve TA & BOS Chair to sign Lease Purchase Agreements for Capital Equipment listed in FY24 approved budget

Vote: Dwayne Woodsome was so moved. Gary Fecteau seconded the motion. The motion passed 5 – 0.

10. OLD BUSINESS:

a. Discuss/vote on Transfer Station Policy changes from Joshua Andrews

Josh Andrews, Transfer Station Manager came before the Board as requested. The sticker stats for last FY are: A total of 4216 Waterboro stickers were purchased. The transfer station sold 2576 and the Town Hall sold 1500. There were 140 laminated passes sold.

Josh stated that because the price of disposal keeps going up (ecomaine, etc.) he feels he needs to raise the price of stickers/passes, etc. He is proposing starting July 1, 2024, that sticker's for Waterboro residents be \$20.00 for the first sticker and \$10.00 for any additional stickers within the same household, \$10.00 per sticker for Waterboro residents who are 65 or older, \$50.00 for Hollis residents, and \$40.00 for hand carried passes.

The Board decided a public hearing should be scheduled before any changes are done to the policy. The public hearing was scheduled for July 22, 2023 6:00 p.m. Therefore Item #10a will be brought back to the next meeting.

b. Discuss/vote on action for Tax Acquired Properties

On June 30, 2023 Governor Mills signed into law L.D. 101. This is an act to return to the former owner any excess funds remaining after the sale of foreclosed property. The bill was passed by the Legislature as emergency legislation, which means it goes into effect immediately. The new process that municipalities will need to follow when selling property acquired via tax lien mortgage foreclosure is:

- At least 90 days prior to listing a tax acquired property for sale a written notice by certified and first class mail to the former owner informing them of their right to request the alternative sale process.
- The former owner has 90 days from notification to file a written demand as such. If the demand is filed the property must be listed with a licensed real estate broker to sell via quitclaim (release) deed at the highest price it will sell for.
- Any excess funds from the sale must be returned to the former owner, after deducting: All outstanding taxes on the property, including interest and any taxes that would have been assessed during the period the municipality had ownership, unpaid sewer, water, or other utility charges and fees imposed by the municipality, and costs and fees to foreclose, list, and sell the property including, but not limited to, administrative fees up to 10% of the property taxes owed, and attorney fees.
- If the former owner does not timely file a demand to use the alternative sale process, or the municipality is unable to sell the property through the process, the property may sell whatever method deems appropriate. However, any extra proceeds go to the former owner.
- The municipality may require a former owner to execute a quitclaim (release) deed before the sale conveying to the municipality any interest the former owner may have in the property as a condition of distributing the excess proceeds. When the excess proceeds are accepted by the former owner, the former owner waives their right to later challenge the validity of the foreclosure by the municipality.

There was much discussion on this. Matt stated that he has spoken to real estate agent Diane Gray and she is interested in working with the Town. Matt stated he will have the 90 day notices sent out if the Board so desires and asked if they can be done internally. The Board agreed the notices could be done internally.

Vote: Dwayne Woodsome made a motion to sell the tax acquired properties in accordance with M.R.S.A. 36 SS 943C. Gary Fecteau seconded the motion. The motion passed 5 -0.

11. OTHER:

- a. Discuss/vote to approve the minutes of the July 18, 2023 meeting.**

Vote: Gary Fecteau was so moved. Dwayne Woodsome seconded the motion. The motion passed 5 – 0.

Matt stated that the trees that are between the Town Hall and the stone fence of the cemetery, that are leaning on the fence, will be removed soon.

12. PENDING DECISIONS:

- a. Discuss/vote on action for Town Owned Properties**

Matt sent information to the Board regarding the pooled lots and he recommends using the real estate agent again. The agreement between Lake Arrowhead and the Town regarding these pooled lots states that all lots after January 1, 1990 shall become absolutely vested in the Town and the Town can therefore sell these lots.

13. WEEK'S ACTION LIST:

Schedule Workshop with safety personnel for Aug. 15th in RR meeting room 5 pm
Schedule public hearing for Aug. 22nd at 6 pm on Transfer Station Policies & sticker/pass proposed price changes

14. DISCUSSION OF AGENDA ITEMS:

Workshop with Fire personnel Marc Cunningham & Jim Farrenkopf at 5pm Aug. 15th
Public Hearing Aug. 22nd at 6pm – Transfer Station Polices and sticker/pass price proposed changes
Bring back voting on the transfer station proposed changes

15. ITEMS NEEDING SIGNATURE:

- a. Renewal Liquor License – New Asian Taste**
- b. Board Authorization Order – Sealed Bids 2023**
- c. Board Authorization Order – Lease Purchase Agreements**

The Board signed all of the above.

16. ADJOURN:

Vote: Dwayne Woodsome was so moved. David Chauvette seconded the motion. The motion passed 5 – 0 and the meeting was adjourned at 7:35 p.m.