

BOARD OF SELECTMEN MEETING

March 20, 2017

MEETING HIGHLIGHTS

SELECTMEN IN ATTENDANCE:

Joanne Andrews, John M. Medici and Roland C. LePage, Jr.

ATTENDEES:

- Dottie Richard, Merrill Farrand, Judy LePage, Ron Phinney, Mike Mclean, Steve Malmude, Dean LePage, and Lisa LePage, Sylvia Gray, Howard Burnham, Bill Jones, Ricky Richardson, Charles Pellegrino.

CALL TO ORDER:

Joanne called the meeting to order at 7:00 p.m.

MINUTES:

- **Motion made and seconded to accept** the Meeting Highlights of March 13, 2017, with a few adjustments. **All were in favor.**

DEPARTMENT REPORTS:

- Joanne Andrews – Transfer Station, The Transfer Station had a fire in the household trash container because someone deposited hot ashes in the trash. The Fire Department needed to be called to put the fire out. The trash had to be pulled out of the container to ensure that the fire was out. PLEASE don't dispose of ashes in the trash! Don't put them on your porch, the wind can ignite them and be the cause of your house burning down. Next month is the Annual Recycling and Solid Waste Conference in Rockport which is a 2 day conference. They will be covering; compliance for transfer station managers, safety works (Lock-Out Tag-Out), The Good the Bad & the Ugly – put on by Erick Camron, which will include, Things not to do at Transfer Stations and things to do that will keep the town out of trouble. There will be a session on Financing Options and how to find money through grants. And Maines Sustainable future, with Cindy Eizenhour, Assistant Professor of Anthropology at UMaine will be talking about Recycling and she will be using Limerick's Take It Shop as a model, for other towns transfer station Take It Shops. This Conference normally cost \$245.00 for both days but this year Joanne won a raffle that will cover the full amount at her last training class she attended this past winter.
- Dean LePage inquired about safety training for the employees on household trash, running the compactor etc. Joanne answered; with a yes, it's the Emergency Action Plan and they are given the training annually by the Fire Department.

- Steve Malmude; stated that the assessed valued shouldn't be based just on a property's purchased price, due to the fact that the selling price could reflect the need for the seller to sell, or the time of year, etc.
- Selectmen Medici stated that Mike O'Donnell explained, he starts with comparable, and uses the medium price, and then considers the attributes of each house in his comparable that is sold and compares them with each other to come up with a price. John feels this wasn't done for many of the properties in limerick, and "there's a lot of them that are squid". Selectmen Andrews explained; when O'Donnell's receives the transfer of tax forms, they should be noting if the sale prices are high or low and taking that into consideration. Brad Libby, stated he spoke with O'Donnell's about his assessed values and he didn't get taken care of as good as he thought he should have, and he feels O'Donnell's assessments are way off. Selectmen Medici asked Joanne and Sonny if they wanted to still try to meet with Mike O'Donnell at the Farrand's property to go over the new assessment.
- Mr. Farrand stated that, he welcomes the Select Board into his home, but he is not sure how much longer he's going to wait for the Select Board to make their final decision. Dean LePage feels the Select Board needs make a decision on the Farrand's abatement now and deal with the town's assessing problems later.
Selectmen Medici Motioned to approve Joanne Andrews to attend the Annual Conference on April 24th and 25th, **Selectmen LePage Seconded the Motion. Both were in favor.**

SCHEDULED SPEAKERS:

OLD BUSINESS:

- The Selectmen had a meeting with Mike Lalonde on the John and Marie Drive situation and they need to vote to send the information to the town attorney, to get a deed from Selectmen Medici for the easement portion, and also to make a decision on what needs to be done to correct any deed issues with the other residents on John and Marie Drive regarding easement etc. Also to allow Natalie to discuss the issues with Mike Lalonde – the town's surveyor. **Joanne Motioned to approve** sending all documents on John and Marie Drive regarding easement issues to Natalie Burns including authorizing communication with Mike Lalonde, **Sonny seconded the motion. Both were in favor.**
- Bob DeVillineau will be putting an estimate together for installing motion sensors for the Lobby lighting, at the Municipal Building. He will also look at motion sensors for the outside lights at the Municipal Building as well as the Brick Town Hall.
- **A Motion was made and seconded** to approve the installation of the automatic door opener on the west end of the Municipal Building. **All were in favor.**
- The Select Board met with Jacobs Glass at the Brick Town Hall and they will be starting the window restoration this week.
- The Board discussed the process to which they will bid out the job of the town's new records vault. It will be broken down into three (3) jobs. One will be Excavation and

Cement work for foundation. The Second; will be the moving of the vault. And the third will be the setup of the vault, including the electrical. John will have ads ready for next week.

- The Select Board will have a workshop Monday, March 27th at 6:00 p.m. to discuss the procedure to which they want to advertise for candidates to fill the town's boards and committees.

NEW BUSINESS:

- **A Motion was made and seconded** to approve training classes for Cindy Smith-Librarian and Ron Phinney-Code Enforcement Officer. **All were in favor.**
- **A Motion was made and seconded to sign updated annual documents which included:** 2017, Code Of Ethics, Policy for Table and Chair Usage agreement, Administrative Fee Policy, Take It Shoppe Policy, Credit Card Policy including a new policy regarding Notary Fees and Hours. **All were in favor.**
- **A Motion was made and seconded to adopt** (with changes and updates) the Emergency Action Plan for 2017. **All were in favor.**
- **A Motion was made and seconded** to approve the purchase of four (4) new door mats for the Municipal Building for \$83.10 each. **All were in favor.**

ASSESSING: Continuation of discussion on the abatement request RE: Map 36 Lot 13.

- Chairperson Joanne Andrews started the discussion by reading a letter that was delivered by Wendy Farrand. The letter was to give an open invitation to include all three board of selectmen into their home for another walk through/evaluation along with a representative from O'Donnell's, the town's assessing agent. Selectperson Andrews stated that she noticed that when the revalue was done the buildings on the Farrand's property were assessed at individual grades; which collectively averaged out to 4.25. Joanne believes Dennis used these grades to reassess the property. Selectmen Medici stated that the consensus is that the Select Board doesn't have the expertise to perform assessments and so to take a more factual approach he reviewed properties that sold here in Limerick and of the 21 properties he looked at he found that they were all paying taxes on rates well above their purchase prices. So at this time he chooses not to make a decision on the new assessed rate of the Farrand's property. Selectperson Andrews stated; she doesn't believe the town got its money's worth on the last re-value from O'Donnell's. Mike Conley; wanted to share his experiences and opinion about his assessing issues. After purchasing a few different properties he notices discrepancies on his assessment values. He spoke with Dennis at O'Donnell's and was given an explanation for one of his properties and the run around on another. Mike requested abatement on one of his properties and was denied by Dennis. Mike was told he could appeal this decision but at the time chose not to. Mike believes the assessed values are squid for the town of Limerick.

- **Selectperson Joanne Andrews Made a Motion to change the 2016 committed valuation from \$711,867 to revised value of \$500.583. The motion was not seconded. Joanne stated that means it goes to the county commissioners.**

Selectmen LePage feels that Michael told the Board that Dennis did it wrong and so he wants Michael to come out and fix it. Selectmen Medici Made a Motion not to approve the abatement. Selectmen LePage would not seconded this motion either. Howard Burnham stated that he doesn't agree with Sonny and John and thinks Joanne is right. Joanne stated that the individual building assessments regarding grade etc. are correct based of the re-vale and she agrees with it.

Mr. Farrand questioned the fact that the assessing file on his property is missing and not in the files here in the office. Mr. Farrand asked if the files should leave the town office. Joanne stated that copies should go, but not originals. Mr. Farrand mentioned that all three properties that he owns, the files are gone. It is believed that O'Donnell's has taken the files with them and not brought them back. Mr. Farrand asked the Select Board, how does he trust the decisions of O'Donnell's when one person from the company disagrees with his own employee? Mr. Farrand feels asking for another evaluation isn't going to be an objective evaluation and that Mike or Dennis is going to be objective person anymore. John wants to know what has happened to the property to warrant this new evaluation. Brad Libby suggests the town have a 3rd party do an independent assessment.

A Motion was Made and No Second (No Action Taken.)

(For complete conversation see recording 3/20/2017)

OTHER BUSINESS;

- Ron Phinney – Code Enforcement Officer, explained where he was at in his process of getting the road name changes done.
- Judy LePage stated that May 9th is the cut off for the June 13th vote. The Town Clerk's office will be closed March 28th for a training class.
- Joanne stated that the new ambulance is in and it is really sharp!!
- **A Motion was made and seconded** to accept the mail folder. **All were in favor.**

ANNOUNCEMENTS;

- John Read the Announcements.

WARRANTS;

- **Motion was Made and Seconded** to accept the warrants as presented. **All were in favor.**

HEARING OF CITIZENS;

- Sylvia Gray has a complaint about a town employee and wants to discuss it tonight after the meeting. The Selectmen stated that they could not meet tonight for executive session; they asked Sylvia to present her complaint in writing. Sylvia gave the Select Board her

complaint in writing. The Select Board stated that this is a personnel issue and they will take it under advisement.

MEETING ADJOURNED:

- **Motion made and seconded** to adjourn the meeting. **All were in favor.** The Meeting was adjourned at 8:48 p.m.

End of Broadcast

Respectfully submitted,

Tawny Mann
Secretary
Board of Selectmen

**FOR DETAILS OF MEETING
SEE RECORDING
“Limerick Selectmen’s Meeting”
March 20, 2017
By Scott Pomerleau**