

**TOWN OF DIXFIELD**  
**Minutes of Meeting**  
**Board of Selectmen**  
**Monday, Oct. 21, 2013**  
**5:00PM, Ludden Memorial Library**

**Board Members Present:** Malcolm Gill, Dana Whittemore, Robert Withrow, Scott Belskis, and Hart Daley.

**Administration Present:** Linda Pagels-Wentworth (Town Manager).

**Guests Present:** John O'Donnell(assessor), Mike Rogers.

**Citizens Present:** Clifford Hall, Robin Hodgkins, Todd Blodgett, Robert Blanchard, Walter Newman, Mr. and Mrs. Norman Mitchell, Dan McKay, Norine Clarke (Recorder of Minutes), one unidentified.

**Town Employees:** None.

**Non-Citizens Present:** None.

**Press:** WVAC TV- 7, Matt Daigle (Sun Journal)

**1. Call Meeting to Order:** Chairman Gill called the meeting to order at 5:00 PM and led the Pledge of Allegiance.

**2. Agenda Adjustments:** Drop the word Water on Item number 8a.

**3. Public Hearing: Junkyard Permits**

James Speranza decided not to apply. Remaining applicants are listed on page 4 of the Selectmen's packet. There were no negative grades from the Code Enforcement Officer. There being no comments, the Hearing was declared closed.

**4. Assessing Workshop**

At the request of Mr. Belskis, John O'Donnell was invited as President of Dixfield's assessing firm to give an overview of assessing and in particular, assessing of Dixfield. The firm works for 35 other towns as well as Dixfield and has done over 80 townwide evaluations. They have been doing assessing in Dixfield, since 2008.

Assessed Value is not the same as appraised value. In April of 2008, the firm took prices of those houses that had been sold to get a ratio of the then average of property values.

A rolling evaluation is if a town adjusts the values yearly, but this method is not valid because you can not get enough sales information in one year to get averages.

The assessment should not drop below 70% (state law), or should not get above 110%. The town should plan ahead and prepare for funding if an assessment is needed.

TIF districts

The town as a whole decides whether to have a TIF. Usually a TIF district is formed to improve infrastructure. In a TIF district the difference between the OAV(original assessed value) and the new value is called the CAV(captured assessed value) which can be sheltered from the State evaluation. If you do not cover the cost of infrastructure bonds by the difference between the OAV and the CAV, the town must make up the difference caused by loss of revenue.

Credit Enhancement Agreements are required when tax dollars are to be returned to developers within the district.

(Mike Rogers arrived)

Credit enhancement agreements are not required. If a town shelters from evaluation, surrounding area towns have to pick up the difference in Revenue Sharing, County taxes and Educational Funding (which is now not taking effect for 5 years).

CEO Calvin Beaumier asked if you can require a bond or cash performance guarantee and Mr. Rogers answered that would be a question for the TIF Attorney

“Clawbacks” must have agreements that put “teeth” in their promises.

“Municipal Tax Increment Financing” by name says the Town is in control and should hire their own consultant or attorney to represent their interests. The average fee for a qualified consultant is \$10,000.

At 6:40, the Board returned to the regular Agenda.

## **5. Approval of Minutes**

With no corrections or omissions being offered, the Minutes were accepted as presented.

## **6. Approval of Warrants and Payroll**

Hearing no objections, the Warrants and Payroll were accepted as presented.

## **7. Department Head Reports**

### **a. Police Department**

Chief Pickett was unavailable due to vacation time.

## **8. New Business**

### **a. Consideration of Permanent Discontinuance of Water and Sewer**

Water was not on this request as the lot did not have town water. A trailer has been removed from the lot and the space will not be used as an additional dwelling place. Mr. Withrow made a motion to allow the sewer discontinuance and Mr. Whittemore seconded. All were in favor.

## **9. Old Business**

### **a. Consideration of Tax Acquired Property Bids**

The bids in question were for the following properties:

1169 Canton Point Rd.

12 Main St.

25 High St.

19 Mill St.

The Canton Point Rd. property had been offered at 50% of the owed amount and on a motion by Mr. Daley and a second by Mr. Belskis, all were in favor of awarding the bid to Brian Webber for \$10,503.

The three remaining properties were offered for bid with the covenant that all would be demolished within 6 months or they would go back to the town.

The board denied It was motioned by Mr. Daley, and seconded Mr. Whittemore to deny the bid of Michael Crew for the 19 Mill St. because he would not agree to the requirement to demolish it. All were in favor.

It was motioned by Mr. Daley with a second by Mr. Belskis, in the matter of 25 High St that it be awarded to Michael Crew for a bid of \$205 with the agreement to demolish and that 12 Main St be awarded to Todd Blodgett for \$150 and the agreement to demolish. All were in favor.

The Town Manager said the April 1, 2014 would be the final deadline for demolishing as that is the day taxes would be assessed for the following year.

#### **10. Public Comment / Correspondence**

Mr. Dan McKay wanted to ask why the selectmen were talking about TIFs now. Was there a project in the works? Mr. Daley said that they needed more information and that no project was coming up. Mr. Belskis said it was hypothetical and that three members of the Board had not been on the Board when these topics were presented before.

Mr. McKay asked if Patriots offer another gift to the town would the Board accept? Money has already been received for the effect of the Canton project. The Saddleback project had been closed and could not be reopened for Dixfield to receive funds. The town manager requested that Mr. McKay ask questions of individual member outside the meeting, the Board was not prepared to answer as a Board.

Mr. Norman Mitchell had questions about cemetery maintenance. He said that an employee was hired to do cemetery work. He reported having visited some of the cemeteries and that the markers for veterans had been hit and a veteran's grave on Severy Hill had been damaged. There are four veterans buried on Severy Hill and there are three foot trees growing there showing a lack of maintenance. State law says that the graves must be mowed from the first of May to the thirtieth of September. He said these graves deserve respect.

#### **11. Board Questions/Comments:**

Mr. Withrow—nothing

Mr. Whittemore said that he has been working with a history teacher at the high school to come up with a solution. The students need community projects. The

American Legion has maps showing the grave locations. In the spring volunteers will work on the gravesites, and need to coordinate with Public Works. The Town Manager said that there is a need for members on the Cemetery Committee and asked Mr. Mitchell if he would like to be a member. He said he would.

Mr. Belskis said that when the roof repairs are completed there needs to be discussion of what to do about the approximately 10 ft by 10 ft area which will need insulation and it will need a quote.

Mr. Daley --nothing

**Next Meetings:** Chairman Gill noted that the Nov. Selectmen's meetings will be at 5:30, not 5:00pm and the dates are Nov. 4 and 18.

## **12. Executive Session: Labor Negotiations: 1 M.R.S.A. §405 (6)(D)**

**Personnel: 1 M.R.S.A. §405 (6)(A)**

**Contract Negotiations 1 M.R.S.A. §405 (6)(E)**

A motion was made at 7:15 pm by Mr. Belskis and was seconded by Mr. Whittemore to go in to executive session for **Labor Negotiations: 1 M.R.S.A. §405 (6)(D)**. All were in favor

A motion was made at 7:49 pm by Mr. Daley and seconded by Mr. Belskis to reconvene regular session. All were in favor.

A motion was made at 7:50 pm by Mr. Daley and seconded by Mr. Whittemore to go into executive session for **Personnel: 1 M.R.S.A. §405 (6)(A)**. All were in favor.

A motion was made at 8:32 pm by Mr. Belskis and seconded by Mr. Withrow to reconvene regular session. All were in favor.

A motion was made at 8:33 pm by Mr. Daley and seconded by Mr. Belskis to go into executive session for **Contract Negotiations 1 M.R.S.A. §405 (6)(E)**. All were in favor.

A motion was made at 8:48 pm by Mr. Daley and seconded by Mr. Belskis to reconvene regular session. All were in favor.

A motion was made by Mr. Withrow and seconded by Mr. Belskis to authorize the town manager to negotiate with MCOPA for the Police Department study. All were in favor.

## **13. Adjournment**

A motion was made at 8:50 pm by Mr. Daley and seconded by Mr. Belskis to adjourn. All were in favor.

Respectfully submitted,

Norine H. Clarke, recorder of minutes  
nhc/