

Town of Dixfield

Meeting Minutes

Monday, July 10th, 2017

5:30 pm

Ludden Memorial Library

Town Manager: Carlo Puia

Board of Selectmen: Norine Clarke, Aaron Jamison, Eugene Skibitsky, Norman Mitchell

Absent: Hart Daley

Town Employees:

Town Citizens: Susan Holmes, Donald Lutick, Dan McKay, Ricky Davis, Peter Holman, Grayson Child, Dana Whittemore, Jr., Terri Mitchell

Press: WVAC

1. Call to Order: - Mrs. Clarke

2. Agenda Adjustments: T.M. Mr. Puia: 4. Warrants and Payroll - a. add #3 and b. add #2

3. Approval of Minutes: Regular Meeting Minutes - May 22, 2017

Mr. Skibitsky motions to approve the minutes. Mr. Jamison seconds. (4-0) Unanimous.

4. Approval of Warrants and Payroll:

a. Accounts Payable Warrant #'s: 112, 114, and 3

b. Payroll Warrant #'s" 111, 113, 1 and 2

c. Water/Sewer Warrant #'s: 14

Mr. Skibitsky motions to approve the adjusted Warrants and Payroll. Mr. Jamison seconds. (4-0) Unanimous.

5. Department Head Reports:

None

6. Old Business:

a. Town Wide Property Revaluation - O'Donnell and Associates

T.M. Mr. Puiia: In packet, there are two different proposals given. The two gentlemen, Mr. Mike O'Donnell and Mr. Paul Binette will speak on this. They were here back in February or March. Also includes a letter received back in April. They have been our assessor for a number of years.

Mr. Binette and Mr. O'Donnell:

Mr. O'Donnell speaks of the Town Revaluation. Brings to attention the contract sum of \$102,000. Every property will be evaluated and new digital photos will be taken regardless of which contract is decided on. Mrs. Clarke asks what the differences are between the two contracts. Mr. Binette: One contract requires interior inspections and the other is to simply visit the property and inspect the exterior. If no one is home, we make our best guess according to the appearance of the exterior. Option 2, we will leave a card in the door with a number on it to call us back in order to make an appointment to do the full inspection. We are not going to force anyone to have an interior inspection but we also won't refuse to go in someone's house if they allow. Mr. O'Donnell states that the biggest difference is that they're responsible for the extra time and effort to inspect the homes and get into as many as possible. Does the appraisal make a difference and anything that stands out between the two? Mrs. Clarke asks. Mr. O'Donnell says that we'll look at your house. It doesn't matter which contract you choose. Typically, if we haven't been in the home and your question is the quality of the home due to its wear and tear, then we'd look to see the building. If we've already been in the building, then it significantly lessens the fact of us needing to go back in the building. It really boils down to a political choice rather than a technical choice. We offer the lower priced option because we believe we can do a decent job with the limited interior views. There is no extra charge to the contract on the revisiting of the houses under the lower price option. The higher priced option would be more accurate. It's a balancing act. We would need a framework and a structured program where people know the number and can make an appointment. You have a community where wear and tear is a big factor. It's a big distinction. We like to lean into the interior for this area. Mr. Skibitsky asks if the values are available on website. Mr. Binette says they're already on the website. T.M. Mr. Puiia: The two different prices are \$102,000 and \$136,000. The \$136,000 refers to the interior reviews. Average assessment price is higher than it should be. The Town of Dixfield created a reserve. The last one was in 2008. We did the higher priced option. Mr. O'Donnell: Appraisals go through brokers. If it seems to be low, it'll be high. Appraisals come out as a check. Mrs. Clarke asks of their availability after the revaluation is complete. Mr. Binette reassures of still being available after revaluation. No effect. Mr. O'Donnell mentions another difference is that of which is required from the tax payer. The total revaluation will take

2-3 weeks. Hope to finish by the end of September. Mr. Mitchell makes a motion for the \$102,000 contract. Mr. Jamison seconds. (2-2). Mr. Skibitsky makes a motion for the \$136,000 contract. Mr. Jamison seconds. (3-1) 1 opposed: Mr. Mitchell.

b. Public Comment Policy:

T.M. Mr. Puiia: We talked about it briefly at the last Select Board meeting but we want to be specific that we are talking about a specific agenda item. Dixfield has been doing well with Public Comment.

Lays out expectations for the citizens who participate. Mr. Skibitsky makes a motion to accept the Public Comment Policy. Mr. Jamison seconds. (4-0) Unanimous.

c. Planning Board Rules and Regulations:

T.M. Mr. Puiia: Provides a clean copy of the Planning Board Rules and Regulations document. Cleaned up the language. Alternate is automatically in power of voting if member is absent. All positions are 3 year terms.

Select Board reviews with Mr. Skibitsky commenting and pointing out concerns on pages 2, 3 and 5. Asks that the document be fixed to read clearer.

Mr. Skibitsky makes a motion for corrections to made on the Planning Board Rules and Regulations document. Mr. Jamison seconds. (4-0) Unanimous.

d. Sewer Use Ordinance

T.M. Mr. Puiia: Provides an updated version of the Sewer Use Ordinance from Matt Timberlake. He will be at the Select Board meeting in August.

7. New Business

a. RSU #56 Assessment of Taxes:

T.M. Mr. Puiia: Attached is a town assessment of \$2,340,571.07 for the 2017-2018 school budget fiscal year beginning July 1st, 2017. The budget validation referendum of June 13th, 2017 did not pass. However the state is instructed to send the assessments to the town based on the budgets that were passed at the annual budget meeting. Any questions contact Mary Dailey, Business Manager. Our monthly assessment currently is \$195,047.59 for school cost. We'll be voting August 8th at the American Legion in Dixfield from noon to 8 pm (school referendum budget). Mr. Jamison believes the school should go back to RSU 10. T.M. Mr. Puiia: Wait to see how it plays out.

b. DEP Wastewater Treatment Facility Letter

T.M. Mr. Puiia: Letter provided in packet.

c. Wind Energy Facility Ordinance for the Town of Dixfield

T.M. Mr. Puiia: Looking to have a vote November 7th, 2017. Need a good copy by September 7th. It was essentially the copy of the wind energy ordinance that Kristen Collins worked on. The state standards placed for the sound, chapter 11, (23 and 24). These sound standards are the same as the DEP; 42 decibels at night and 55 decibels during the day. Pg. 21 - 11.2.8: Safety review discussion (couldn't find a definition). Mr. Skibitsky suggests insert the definition into 11.3 instead of placing it on a separate sheet. Mr. Jamison makes mention of the road access and believes that should be added in to the safety. Should be accessible by a car.

T.M. Mr. Puiia: The Public Hearing date is September 7th, 2017. Mr. Mitchell: Would like to hear from Mike Rogers before the hearing date and to send it back to the Planning Board for a quick review. T.M. Mr. Puiia: The Wind Energy Ordinance will be voted on November 7th, 2017.

Mr. Davis says he hasn't been involved with the flood plain... Never involved before... T.M. Mr. Puiia: Will review it.

8. Other Business:

Letter of resignation of Planning Board member: Mr. Robin Marshall

Mrs. Clarke asks if the alternate moves up to full time now that there is an empty seat. Mr. Mitchell: Wants to wait for others who make be interested before taking action. Mrs. Holmes is still the alternate. Mr. Child and Mr. Knight filled the other two positions.

9. Public Correspondence: Article from the Cape Cod Times "Falmouth ordered to shut town turbines" - Norm Mitchell

: River Valley Region: Water District Business Forum Proposal - Len Greaney - Mr. Skibitsky states he doesn't want to get involved with Rumford's Water District. Mrs. Holmes mentions there's a rumor going around - there will approximately 100 jobs available in Rumford.

10. Public Comment:

Mr. Holman states that the time is now that we should act on getting the wind business in this town. We need income and business. The wind energy will be better for taxes.

11. Board Questions/Comments:

Mr. Jamison thanks everyone for showing up at the last town meeting - actual vote for the police department. Even though the vote was to keep the department, it was nice to see how many oppose. Thinks the whole town should get a shot at it, not just the select few who showed up at the last one. Vote was very close. 70 people showed up.

12. FYI: Mrs. Clarke

13. Next Meeting: Monday, August 21, 2017 at 5:30 p.m. downstairs in the Ludden Memorial Library

14. Executive Session: pursuant to MRS §405 (6) (D) to discuss labor Negotiations. A motion was made by Mr. Skibitsky at 7:21 p.m., seconded by Mr. Jamison. Vote was 4 to 0. The chair declared the board out of executive session at 7:41 p.m. A motion was made by Mr. Skibitsky, seconded by Mr. Jamison, to approve the union agreements between the Police and Public Works' unions with the Town of Dixfield. Vote was 4 to 0.

15 Adjournment: A motion was made by Mr. Mitchell, seconded by Mr. Jamison, to adjourn at 7:43 p.m. Vote was 4 to 0.