

## **Town of Dixfield - Board of Selectmen**

### **Meeting Minutes**

**Monday, January 23rd, 2017 - 5:30 pm**

#### **Ludden Memorial Library**

**Board of Selectmen:** Norine Clarke, Aaron Jamison, Norman Mitchell, Hart Daley, and Eugene Skibitsky

**Town Employees:** Town Manager Carlo Puiia, Public Works Director Randy Glover, and Water Dept. Superintendent Jim White, Town Assessor's Agent Paul Binette and Mike O'Donnell, both of O'Donnell and Associates

**Town Citizens or Guests:** Susan Holmes, Peter Holman, Rick Davis, Don Lutick, Royal Swan, and Carol Glover

**Media:** Bruce Farrin, Rumford Falls Times, Mike Nelson and Justin Nelson, WVAC –TV7

**1. Call to Order: Pledge of Allegiance**

Mrs. Clarke called the meeting to order at 5:45 p.m.

**2. Agenda Adjustments:**

Under 4.b. add warrant #63

5.a. Water Department

8.a. Oxford County Sheriff's Law Incident Report

8.b. Dixfield Police Department Update

9. Resignation of Appeals Board Member

**3. Approval of Minutes: Regular Meeting Minutes – December 19, 2016  
: Regular Meeting Minutes – January 9, 2017**

Mr. Skibitsky made a motion to approve. It was seconded by Mr. Daley. The vote was 5 to 0

**4. Approval of Warrants and Payroll:**

**a. Accounts Payable Warrant #'s: 62**

**b. Payroll Warrant #'s: 61, 63**

**c. Water/Sewer Warrant #'s: 1**

Mr. Jamison made the motion to approve the warrants with the Agenda Adjustments. It was seconded by Mr. Daley. The vote was 5 to 0.

**5. Department Head Reports:**

**a. Water Department**

Jim White provided the following reports:

1. 2016 Report for Calls and Service
2. The Overtime Log Sheet
3. Water Audit Worksheet
4. Total Gallons Pumped by Month/Year

He Updated the Board on the Route 2 Project MDOT construction project slated for the fall of 2017. The town will have to move a water main and four fire hydrants.

**6. Old Business:**

**a. Water Department Contract with Mexico Water District**

Mr. Daley made a motion to accept the three year agreement with the Mexico Water District for the day to day labor operation, maintenance and supervision of the Dixfield Water Department. It was seconded by Mr. Skibitsky. The vote was 5 to 0.

**7. New Business:**

**a. Discussion on Revaluation of Property – O’Donnell and Associates**

Paul Binette explained to the Board that in 2008 the last “equalization”, or revaluation of properties, was done and it included the sales figures from 2006, 2007, and 2008. Prices were strong then, and prices have declined since that time. Assessments have exceeded 110% of new sales figures, so the State allows an extra 10% more for a Homestead Exemption. \$15,000 is the State’s Homestead Exemption, but Dixfield is allowed a \$16,500 exemption because of the disparity.

Mike O’Donnell also spoke to the Board about the importance of a town wide revaluation sighting that the longer you wait, the harder the project makes it more difficult and ultimately more expensive. If the town is looking at the summer of 2018, it would still be positioned well; however, deferring any longer would most likely drive the price higher. It would be \$136,000 for a revaluation if your current values are over 10 years old. There are approximately 1600 parcels and every house would be reviewed in person. The Town could forgo some of that and get a deal for \$102,000 if they do not have to do that part.

**b. Discussion on Planning Board Ordinance Review**

Rick Davis, Chairman of the Planning Board, gave a brief update on the Ordinances they are working on. He expressed his concern on the Well Head Protection that it currently takes ten complaints to trigger any action from the Code Enforcement Officer. He believes it should be changed to just one complaint. They are working on a draft proposal. They looked at Rumford’s, and it requires just three complaints to act. It was recommended that a draft be provided to both the Code Enforcement Officer, and Jim White of the Water Department.

**c. Appointment of Planning Board Associate Member**

Mr. Skibitsky motioned to appoint Donald Lutick the Planning Board Associate Member, also referred to as the Alternate. It was seconded by Mr. Jamison. The vote was 3 to 2, with Mr. Daley and Mr. Mitchell opposed.

**d. Northern Oxford Regional Solid Waste Board Annual Report for 2016**

A letter from the NORSW Board and the 2016 report was provided to the Town and read on record.

**8. Other Business:**

**a. Resignation of Appeals Board Member**

A letter of resignation from Appeals Board member Steve Donahue was presented to the Board.

**9. Public Correspondence: Sun Journal January 13, 2017 article “Canton Board studying tax benefits from wind farm” from Donald Lutick**

The Board was provided with the article. There were no comments.

**10. Public Comment:**

Dan McKay suggested the Board consider the lower value presented to them concerning the revaluation as it would be a savings to the town.

**11. Board Questions/Comments:**

Mr. Daley expressed his pleasure with the New England Patriots heading to the Super Bowl. Mr. Skibitsky also expressed that he was pleased as well.

**12. FYI: Voting for Special Election of the New School Unit Board Members will be held on Tuesday, January 24, 2017 from 8 a.m. to 8 p.m. at the Dixfield Swasey-Torrey American Legion Post 100 at 8 River Lane.**

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

**14. Adjournment:**

Mr. Mitchell made the motion to adjourn at 8:21 pm. It was seconded by Mr. Jamison. The vote was 5 to 0.

Respectfully submitted,  
Carlo Puia