



AGENDA

TOWN OF DIXFIELD

Board of Selectmen, Assessors, Overseers of the Poor
Monday, October 22, 2018 - 5:30 p.m.
Ludden Memorial Library

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

2. **Public Hearing:**

- a. **The Board of Selectmen will hold a Public Hearing to take public testimony prior to voting on applications for 2019 Automobile Graveyard/Junkyard Permits in the Town of Dixfield.**
 - *Several citizens spoke about an unpermitted Junkyard on Rollins Ridge Road. They want the area cleaned up. They also spoke about a few homes in the area that maybe unsanitary*
- b. **The Board of Selectmen will hold a Public Hearing to take public testimony prior to voting to rescind the 1998 Tax Acquired Property Policy and adopt a new Tax Acquired Property Policy.**
 - *Mr McKay questioned the need for a new policy and why any action was necessary. He thought that the town did not need the revenue since it had surpluses. He thought the town should pull together and pay the taxes for the individuals.*

3. **Agenda Adjustments:** *A public works report*

4. **Approval of Minutes:** Regular Meeting Minutes – September 24, 2018
Selectman Kennedy moved to accept the minutes, Selectman Jamison 2nd the motion. Unanimous.

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

- a. **Accounts Payable Warrant #'s: 36, 38**
- b. **Payroll Warrant #'s: 35, 37**
- c. **Water/Sewer Warrant #'s: 21, 22, 23**

*Selectman Jamison questioned the pay differential between Officer Lawrence & Brougham. TM Starbuck said he would find out
Selectman Jamison moved to accept, Selectman Kennedy 2nd. Unanimous*

6. **Department Head Reports:**

Randy Glover presented. Hall Hill is paved except for a few driveway entrances. They will finish up and start putting in curbs etc.. Crew will start cutting brush & bringing in winter sand. Plans to do some work over on Rollins Ridge Rd. So far all the possible donated Christmas trees have been too large.

7. **Old Business:**

- a. **Tax-acquired property policy**

Selectman Jamison moved to rescind 1998 policy and adopt new 2018 policy. Selectman Kennedy 2nd. Unanimous

- b. **Bid for 8 Giles St.** *TM Starbuck presented the bid to the Board. He explained that what was advertised and assessed was not in fact the case. The property was smaller and over assessed. He said that had the property been accessed properly in the first instance, the minimum bid would have been approximately \$1815. Selectman Jamison moved to sell the property to Mr. Swett for \$1815. Selectman Kennedy 2nd. Unanimous*
- c.

8. New Business:

- a. **22 Nash St. use—Kathy Berberian**
Ms. Berberian explained her vision to convert 22Nash into a senior living center
- b. **2018 Automobile Graveyard/ Junkyard Permit Applications** *Selectman Jamison moved to approve all permits. Selectman Kennedy 2nd. Vote was 4-0-1. Selectman Mitchell abstained.*
- c. **Whittington Abatement** – *TM Starbuck explained the reason for the abatement. The house is not finished inside and the assessor was actually able to go inside and thought a revision was appropriate. Selectman Jamison moved to grant the abatement. Selectman Kennedy 2nd. Unanimous*
- d. **McPherson Abatement** – *TM Starbuck outlined that Ms. McPherson made the request and the assessor visited the home and went inside. Based upon the condition of the home, the assessor did not think a change was warranted. TM Starbuck relayed that Ms. McPherson provided two comparables homes valued at 81K & 85K. The assessor valued her house at 84K. Selectman Jamison moved to deny Ms. McPherson's abatement request, Selectman Kennedy 2nd. Unanimous.*

9. Other Business: Buddy McClain Bridge – Friday 26 October at 1 pm *Individuals encouraged to attend*

10. Public Comment: *none*

11. Board Questions/Comments: *Selectman Mitchell raised an issue with Town's website. The wrong date to vote is posted & BOS minutes after August need to be posted. TM Starbuck said it would be addressed*

12. Next Meeting: November 26, 2018 at 5:30 p.m. downstairs in the Ludden Memorial Library

13. Executive Session: pursuant to 1 MRS §405 (6) (C)

Motion that the Board of Selectmen go into an Executive Session pursuant to 1 MRS §405(6)(C) to discuss disposition of publicly held property. *Selectman Jamison moved & Selectman Kennedy 2nd. Session started*

At 8:05 pm Selectman Jamison moved to end executive session. Selectman Kennedy 2nd. Unanimous.

Selectman Jamison moved that TM Starbuck negotiate better outcomes with respect to Accounts 21, 1463, and 1213. Selectman Kennedy 2nd. Unanimous.

Selectman Jamison moved that the town put the remaining properties up for sale as TM Starbuck proposed. Selectman Kennedy 2nd. Unanimous.

14. Adjournment: *Selectman Jamison moved to adjourn. Selectman Kennedy 2nd. Unanimous*