

MINUTES  
Town of Bowdoinham  
Select Board & Board of Assessors Meeting  
September 25, 2018 at 5:30 p.m.

1. Call the Meeting to Order & Establish a Quorum

The meeting was called to order and quorum established by Board Chair Peter Lewis at 5:30 p.m. Select Board members Peter Lewis, Jeremy Cluchey, Thomas Walling, Judy Gray, and David Engler, were present. Staff present included Town Manager William Post.

2. Public Hearing

A. To receive public comments on the General Assistance Ordinance Appendices A-D concerning updated overall allowed amounts, food, housing and utilities maximum allowed amounts.

Chair Lewis opened the public hearing at 5:30 p.m.

The Manager stated that each year the Maine Municipal Association in conjunction with the Department of Health and Human Services develop new maximum allowed amounts for the different categories of general assistance that can be granted. These amounts are located in Appendices A-D in the General Assistance Ordinance. This ordinance is one that the Board can adopt by statute after public notice and a public hearing. Board member Gray asked what the state's interest is in establishing maximums. The Manager responded that if an applicant comes in looking for money in multiple categories it is meant to be a guide when determining a maximum and realistic amount to give. Vice-Chair Cluchey asked about the handwritten numbers in Appendices A and C and if those numbers came from County specific calculations. The Manager responded yes and that the numbers came directly from material provided by the state.

Chair Lewis closed the public hearing at 5:35 p.m.

3. Amendments to the Agenda – Item 6.B added

4. Approve Consent Calendar

A. Meeting Minutes of September 11, 2018

**On motion of Cluchey/Walling the Board voted 5-0 to approve the minutes as amended.**

B. Warrants and Financial Reports:

1. Treasurer's Warrant # 21 for \$83,402.59
2. August Financial Report

C. Reports and Communications

1. Town Clerk and Registrar of Voter's Activity Report

**On motion of Cluchey/Walling, the Board voted 5-0, to approve the remaining Consent Calendar as presented.**

5. Action Items

A. Act on General Assistance Ordinance Appendices A-D

**On motion of Cluchey/Engler, the Board voted 5-0 to approve the General Assistance Ordinance Appendices A-D as presented.**

B. Act on Tax Acquired Property Bids

The Town received one bid for the tax acquired property located at 817 Ridge Road. The minimum bid was \$10,000 which would cover all the back taxes and the costs and fees owed on the property. The bid was from Kyle Cobb of Bowdoinham for \$11,000. His bid meets all of the requirements and the Manager recommends that the Board accept it.

**On motion of Engler/Walling, the Board voted 5-0 to accept the \$11,000 bid from Kyle Cobb for the tax acquired property located at 817 Ridge Road.**

C. Act on Paving Bids

The Manager stated that one bid was received for the Carding Machine Road paving project. The bid came from Crooker Construction. The Town has used Crooker in the past and they do a good job.

**On motion of Walling/Cluchey, the Board voted 5-0 to accept the paving bid from Crooker Construction as submitted.**

D. Act on General Obligation Bond Proposals

The Manager stated that the Board received proposals from three banks, Camden National Bank, Androscoggin Bank, and Mechanic Savings Bank, for the financing of the Carding Machine Road reconstruction and paving project and for the light-duty plow truck. Mechanic Savings Bank came in with a rate of 3.75% for a seven or ten-year term. The Manager is recommending the 10-year bond although it would cost the town more in interest if the Town took the entire 10 years to pay it back. However, he added that taking the ten-year option would decrease the impact on the taxes for the first year or two. The bond could be paid off early to reduce the interest paid on the Bond, but having the flexibility in the first few years is important as the Town does not know yet what the Public Works Project Bond payment will be.

**On motion of Cluchey/Engler, the Board voted 5-0 to accept the bond proposal from Mechanic Savings Bank for a 10-year term at 3.75%.**

E. Act on Tax Abatement #1 for David and Harry Prout in the amount of \$1,142.19.

The Manager stated that this abatement was the result of the Assessor's Agent not carrying forward the correction in the assessment from last fiscal year.

**On motion of Cluchey/Walling, the Board voted 5-0 to approve Tax Abatement #1 for David and Harry Prout in the amount of \$1,142.00.**

F. Act on Tax Abatement #2 for Paul Baines in the amount of \$120.05.

The Manager stated that Mr. Baines went out of business last April and his personal property tax assessment of \$7,000 was supposed to be removed. The Assessor's Agent forgot to make the adjustment at that time resulting in this Tax Abatement.

**On motion of Cluchey/Engler, the Board voted 5-0 to approve Tax Abatement #2 for Paul Baines.**

G. Act on Annual Town Meeting Warrant for Municipal election on November 6, 2018)

The Manager stated that this Warrant is for the election of Town Officers by secret ballot on November 6, 2018. The November election includes one Select Board position currently held by Tom Walling and one School Board position currently held by Susan Brown.

**On motion of Cluchey/Walling, the Board voted 5-0 to approve the Annual Town Meeting Warrant for November 6, 2018 as presented.**

H. Act on Maine Municipal Association (MMA) Voting Delegates for Annual Meeting

MMA is holding its annual meeting during the MMA Convention on October 3<sup>rd</sup>. The Manager stated that he will be attending and can represent the Town at the annual meeting if the Board desires. The Manager stated that Planning and Development Manager, Nicole Briand is also attending and could be the alternate voting delegate.

**On motion of Cluchey/Engler, the Board voted 5-0 to approve William Post as the Town of Bowdoinham's Voting Delegate and Nicole Briand as the Town's alternate Voting Delegate for MMA'S Annual Meeting.**

6. Discussion Items

A. Discuss Process to Proceed with Action on Dangerous Buildings

The Manager stated that the Board had previously agreed to move forward and act on several dangerous buildings in town. These buildings are located on Ridge Road and Main Street. The attorney is requesting a decision from the Board as to how the Board wishes to proceed. There are essentially two ways the Board could handle the process.

1. The Board could hold a public hearing at the site of the dangerous building and then make judgment on whether it is to be considered a dangerous building and move forward ensuring a stringent notice process is followed.
2. The Board could seek an abatement or demolition order directly from the Superior Court. This process would be handled by the Town's attorney.

The Manager is recommending that the Town's attorney be directed to proceed with the complaint in Superior Court for a number of reasons, but mostly to ensure that the process is followed to the letter of the law.

Board Member Engler commented that he is in total agreement with the second option of using an attorney for this process.

Board Chair Lewis asked how much is currently in the Town's legal budget. The Manager stated that the legal account has approximately \$5,000 available and the contingency budget with an approximate balance of \$8,000 could also be used.

Vice-Chair Cluchey asked the Manager if he had a sense of which process would be quicker. The Manager stated that most likely the attorney would be able to handle the issue much quicker than the Select Board and staff could.

**On motion of Engler/Walling, the Board voted 5-0 to authorize the two dangerous buildings to be pursued by the Town's Attorney.**

B. Discuss Offer for 2008 GMC Plow Truck (Surplus Vehicle)

The Manager stated that the vehicle has been looked at by three parties and one offer has been made by a landscaping company for the amount of \$17,000. The Manager stated that he feels that \$17,000 is a decent offer. Board member Gray feels that the offer should be accepted. Vice-Chair Cluchey agreed.

**On motion of Engler/Gray, the Board voted 5-0 to accept the offer of \$17,000 for the 2008 GMC Plow Truck.**

7. Town Manager's Report

The Manager informed the Board that the Administrative Assistant has given her notice.

The sand and salt shed at the new Public Works site should be complete in two weeks. This is a few weeks ahead of schedule. The remaining ledge has been removed from the site. The footers and foundation will be poured the week of October 8<sup>th</sup>. The well has been drilled. The depth is 80 feet and they are getting 75 to 100 gallons of water per minute.

8. Select Board Member's Request for Agenda Items for Next Meeting

Board member Gray inquired about the light at the village intersection that hasn't been working for several months. The Manager stated that the light is the responsibility of the Town and the Manager has contacted a couple of companies to do the repairs.

9. Announce Future Select Board Meetings

- A. October 9<sup>th</sup> – Regular Meeting
- B. October 23<sup>rd</sup> – Regular Meeting

10. Comments from Select Board Members

Board member Engler inquired about the letter that the Board wanted written to Rodger Heidgerken expressing appreciation for his work over the summer. The Manager stated that he has not had the time to draft that letter yet, but will make it a priority and get it done soon.

Board Member Engler also inquired about whether there had been an update from LCI regarding the Broad Band project. The Manager responded that LCI had met the first requirement of providing a report to Connect Maine a few weeks ago. They are still in the information gathering phase and are looking at what the speeds are in various areas of town. LCI has met with the Planning and Development Director and Manager several times over the past several weeks. Board Member Engler asked if they were still on target to wrap up the Broad Band project by the end of this year. The Manager stated that they are.

Board Member Engler commented that the Japanese Knotweed around town is terrible, aggressive, and invasive, and wanted to know if there was any effort underway to do something about it. The Manager has not heard from anyone else in Town about this.

Board Member Gray asked about where we are with the phragmites problem on her road. The Manager is still waiting for the form to come back from her neighbor, whose land needs to be accessed to treat the phragmites problem. Board Member Walling mentioned that Ed Friedman has been working to eradicate the problem in several locations around the bay and doing it the least harmful way possible and has begun at this site on Ridge Road.

11. Comments from the Public-None
12. Adjourn

The meeting adjourned by acclamation at 6:24 p.m.

Select Board  
Town of Bowdoinham, Maine

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Peter Lewis, Chair

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Jeremy Cluchey, Vice-Chair

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David Engler

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Judith Gray

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Thomas Walling

Respectfully Submitted,

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William S. Post  
Town Manager