

**MINUTES
TOWN OF ST. ALBANS
ASSESSOR'S MEETING
REGULAR SELECTMEN'S MEETING
MONDAY, JULY 22, 2019
6:00 p.m.**

Present: Todd Brown, Vice Chairman
Peter Denbow
Hiram Weymouth, Chairman
Rhonda Stark, Town Manager

Flag Salute

1. Discussion and decision to set the mil rate for 2019 taxes and sign the Assessor's Certification of Assessment and Commitment.
 - a. The Manager reviewed the three mil rate options she had given the Selectmen. Option 1-mil rate of \$16.75 with an overlay of \$5,958.83; Option 2-mil rate of \$16.80 with an overlay of \$14,376.47 and Option 3-mil rate of \$16.85 with an overlay of \$22,794.12. She said typically the overlays have run in the \$20,000 range, but she had discussed it with Assessor's Agent Rob Duplisea and they are comfortable this year recommending the mil rate of \$16.80 with the \$14,376.47 overlay. Peter Denbow stated he doesn't believe a large overlay is needed as the purpose of an overlay was originally to help the Assessor with rounding issues. Manager said yes that is part of its purpose, but also the town voted to fund any tax abatements that are granted through the overlay. Peter asked where the abatements would be funded if they came in higher than the overlay. The Manager said they would be funded through the fund balance. He said we currently have a good fund balance, so even if the abatements come in higher they will still be funded. She also said that \$100,000 was approved at town meeting from fund balance towards the road paving project as well as \$10,000 for the contingency fund. The fund balance could easily be reduced in a short amount of time, with such a small overlay. Peter asked what was granted in abatements last year and the Manager said just over \$3,000. The previous year though over \$10,000 was granted. Peter asked what happens to the unexpended overlay and the Manager said it goes into the fund balance. *Motion by Peter Denbow to set the mil rate for 2019 at \$16.75 per thousand, second Todd Brown. Voted 3-0.*
2. Approve and sign the minutes of the Special Selectmen's Meetings of Monday, July 1, 2019, Monday, July 8, 2019 and Thursday, July 11, 2019.
 - a. *Motion by Todd Brown to approve the minutes as written, second Hiram Weymouth. Voted 3-0.*
3. Public Forum.
 - a. *None*
4. Old Business.
 - a. *None*
5. New Business.
 - a. Discussion and decision on a vote for the MMA Vice President for a one year term and three MMA Executive Committee Members, for 3 year terms each, as submitted by Maine Municipal Association.

- *Motion by Hiram Weymouth to approve the slate of officers as submitted by the Maine Municipal Association, second Peter Denbow. Voted 3-0.*

6. Committee Items.

- a. Irving Tanning Community Center-Peter Denbow reported that KVCAP's deadline for grant monies is October 1. They've received a \$1M grant and are looking for another \$5M. ITCC's plan is for KVCAP to take over ownership of the building on October 1. There will be no construction until spring. Currently the Town of Hartland pays 40% of bills; KVCAP 40% and ITCC 20%.
- b. First Park Meeting-Manager said there is a meeting Thursday night at 5:00 p.m.

7. Staff Items.

- a. *None.*

8. Selectmen's Items.

- a. *None.*

9. Town Manager's Items.

- Ronnie Finson is working for the town right now helping out until a new Road Commissioner is hired. He started officially for us Tuesday.
 - Seth Snowman said there is still a culvert on the Mountain Road that needs to be changed near Bradley Russell's house, at the least the old pavement should be removed and ground out and repaved. He asked when the special road work will be started. Manager said the bids have not been sent out as she needed to review the projects with Ronnie and they are now reviewing the funds to decide how to move forward. Seth said he believes the town's people will be disappointed if we use money somewhere else rather than on the roads that were voted on at town meeting.
- Applications for the Road Commissioner search are due by Friday, July 26.
- The cost for Tasker's Lawn Maintenance to mow the school property is \$450 per month.
- Bid proposals have been mailed for the 2020 budget projections for roadside mowing and lawn maintenance for three year bids. Fuel bids and winter sand for the year. Also the sale of tax acquired property. All bids are due back by August 12.
- The certified letter mailed on June 17 to the estate of the David King property on the Hartland Road, which was destroyed by fire, was returned unclaimed. A copy of the letter was also sent regular mail, but that has not been returned.
- Suggestion on the wording for an advertisement to ask for bids to tear down the building next door. I spoke to Chris Littlefield Hartland Manager and he said typically the disposal of a house costs between \$1,200 - \$1,500. (\$60 per ton). Mr. Littlefield said he would honor that price for the town. Also, the lawn next door was recently mowed, by the bank's maintenance company. I called CMP today to have them remove the wires from the building in preparation of having it torn down.
 - Discussion on the route to go to have it torn down. The Board had previously requested an ad to go in the paper asking for bids for disposal and salvage removal. At this point, Seth Snowman offered to donate his excavator and time to help tear the building down, if the town would truck it to Hartland. Manager said thank you and we will take him up on his offer and be in touch.
- Sent a note to Keith Ewing today asking for an update on the fire hall plans, did not hear back.
- Gave each Selectman a copy of the energy audit prepared by Siemens Industry, Inc. out of Scarborough on the town hall and highway garage. Their best recommendation was to change to LED lighting in the buildings and possibly the street lights.

- Summerfest turnout was low, most likely due to the extreme heat. Reports that the fireworks display was excellent.
- Submitted written resignation for retirement. Last day of work August 30.

10. Treasurer's warrants to be reviewed approved and signed for July 19 through July 22, 2019.
 - a. *Warrants were reviewed and signed as presented.*

Motion to adjourn at 6:58 p.m.

Respectfully Submitted,

Rhonda L. Stark
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting Monday, August 12, 2019.
