

MINUTES

**SELECT BOARD/ASSESSORS' MEETING
TUESDAY, NOVEMBER 15, 2022
WILLIAM L. PULLEN MUNICIPAL BUILDING MEETING ROOM
ONLINE NON-INTERACTIVE ON TOWN HALL STREAMS
6:30 p.m.**

Select Board present: Jim Justice, Adam Fuller, Martha Johnston-Nash, Wayne Kirkpatrick, and Bill Packard

Others present: Jay Feyler (Town Manager), Jim Murphy (Assessors' Agent), John Gibbons, John Mountainland, Linda Waltz Mountainland, Jerry Brooks, William Coll, Corinne Lear Johnson, Mark Johnson, Pam Gushee, Steve Migliorini, Abraham Knight, and others

- 1. Call Select Board Meeting to Order:** at 6:30 p.m. by Adam Fuller.
- 2. Pledge of Allegiance**
- 3. Public Comment:** None.
- 4. Approve Minutes of Tuesday, November 1, 2022:**

Motion by: Wayne Kirkpatrick
2nd by: Martha Johnston-Nash
5-0

- 5. Approve Treasurer's Warrants dated Tuesday, November 15, 2022:**

Motion by: Jim Justice
2nd by: Wayne Kirkpatrick
5-0

- 6. Property Abatements, Jim Murphy, Assessors' Agent:**

Assessors' Agent Jim Murphy said we have four abatement requests. The Brogdens have withdrawn theirs. He gave handouts to the board and provided an introduction on the topic, noting the applicant has the burden of showing that the valuation is manifestly wrong. Is the current value for the current year reasonable based on the evidence that we have before us? None of the applicants provided a third-party valuation.

He said letters were sent mid-April with new valuations and an opportunity for property owners in town to come forth with any corrections or other information with a deadline of June 30, 2022 under Title 36 Section 706A.

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He continued none of the property owners provided any information by that date. It will be up to the board if they want to waive that requirement, which was set in stone to all 1,600 property owners. He does not recommend it.

William Coll, 645 Overlock Hill Road, said he moved here in August after leaving Boothbay Harbor. While moving he relied on forwarded mail, which is inaccurate. His tax case, which he presented, is based on overevaluation, irregularity, and discrimination. Discussion ensued.

Motion there is no standing by: Wayne Kirkpatrick

2nd by: Jim Justice

5-0

Corinne Lear Johnson and Mark Johnson, 84 Dewmar Lane, took issue with the square footage assessment of their property. Discussion ensued. Adam said he would abstain due to business dealings with Mark.

Motion the applicant has no standing by: Martha Johnston-Nash

2nd by: Bill Packard

4-0-1 abstention (Fuller)

Pam Gushee, a real estate broker, brought up comparable values regarding a lake camp she owns with her sister. Discussion ensued.

Motion no standing by: Bill Packard

2nd by: Martha Johnston-Nash

4-0-1 abstention (Kirkpatrick)

7. Discussion on Article 2 passage and options for winter:

Extensive discussion centered on what to do about the TCC with winter coming in the aftermath of the passage of Article 2.

Motion to mothball the TCC, drain it, and by spring proceed with the agreement or plan with MCOG; give tenant(s) 30 days to exit; not spend any money we don't have to; and move forward by: Wayne Kirkpatrick

2nd by: Jim Justice

Martha said there is plenty that can be done with group effort.

Adam said we are still moving forward with MCOG, and plan to bring to voters a proposal with a developer on the long-term future of the building. He would like to see a spreadsheet or data as to how much use the building is actually getting.

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Linda Waltz Mountainland asked how much it cost monthly to heat the building last year. Adam said off the top of his head the worst was \$1,000 per month, noting when they finally got in there, there were windows open.

Steve Migliorini said the TMA currently manages the thrift store and gymnasium. The thrift store has 10 to 12 volunteers. Based on sales estimated foot traffic is 50 to 100 patrons per week. He noted the thrift store provides a needed service to the community not unlike the food bank.

Gymnasium usage currently includes: 10 to 12 elderly morning walkers (no revenue); Hope basketball players two or three afternoons a week at \$5 a head; and exploding pickleball usage which is expected to increase moving into winter. Martha added a small group of handicapped individuals love it; as with the walkers, no revenue.

The board voted on Wayne's motion which he recapped as protecting the asset by mothballing the TCC until next spring:

2-3 (Fuller, Johnston-Nash, Packard opposed)

Motion fails.

Further conversation focused on funding and insurances, including speculation on the cost of insuring a mothballed building.

Jay will run this by Roger and an MMA attorney (free). He noted the TCC has two insurance policies at the moment: MMA insurance, and the company the TMA has.

8. Approve MOU Agreement with MCOG:

Motion by: Bill Packard

2nd by: Wayne Kirkpatrick

5-0

9. Town Manager's Report:

Jay said one of the safes was removed from TCC Saturday, and they are looking to get the other one out.

The original TCC engineer is working on prices and dates but looking toward after Thanksgiving.

10. Other Business: None.

11. Committee Reports:

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a. Broadband

John said LCI/Tidewater is working with MCA on the grant application, which is a complex process. Two key parameters are: 1) the municipal share of the overall cost; and 2) how much of the rest of the town they hope to build out. They expect that information next week. Deadline for the grant application is December 8.

~~b. Aging in Place in Union~~

c. Green Space

Jay said they got the survey and meet tomorrow night.

d. TMA report – Covered under previous.

e. Sestercentennial

Martha said they meet tomorrow night, and everyone is welcome.

f. Ambulance Advisory – None.

12. Select Board Reports:

Wayne noted he is just trying to look out for the taxpayers and has nothing against TMA or anyone in there.

Adam thanked everyone for their patience.

13. Future Agenda Requests: None.

14. Adjourn:

Motion by: Wayne Kirkpatrick

2nd by: Adam Fuller

5-0

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Sherry Abaldo
Secretary