



**OWLS HEAD  
BOARD OF SELECTMEN MEETING  
Minutes  
August 03, 2020 @ 4 pm**

**CALL THE MEETING TO ORDER:**

4:00 pm Chairman Thomas Von Malder called the meeting to order at 4:00 pm. Present were selectmen Linda Post and Gordon Page. Also presented Richard Carver, Bob Hirsch, Jeremy Shaw, Pat Stephen, Diane Nelson, Stephen Nelson, Gregory McElroy, Lynn Chaplin, Rod Weeks, Katheryn DerMarderosian, Ken Wexler, and Kerry Hadley.

**APPROVE MEETING MINUTES: MOTION: 4:04 pm Gordon makes a motion to accept the minutes for July 20, 2020, as amended. Linda seconds that motion.**

**VOTE 3 in favor – 0 opposed**

Interim Assessor Agent Amy Dunn introduces herself to the selectmen. She states she does assessor work in four towns, treasurer in two towns, and she also has done a lot of training for the software used in the town office, TRIO. Amy has family in the area and is happy to be coming to the mid-coast to work for the Town of Owls Head. She states she worked on the BETE over the past weekend. Amy sent out follow-up letters to the businesses in hopes of having workable applications. Ms. Dunn said she will work on the building permits. They have not been done for quite some time. She states she is unable to give a guess on what the mil rate may be but hopes to have some idea before the selectmen's meeting on Aug 17, 2020. Selectmen Page asks Ms. Dunn, "what other towns does she serve?" As an assessor, she works for Alexander, Medway, Harrington, and Machiasport. She also spent some time last year working in Old Town, and a treasurer in Penobscot and Sullivan.

**OLD BUSINESS:**

Bob Hirsch works with the selectmen to get the budget for 2020-2021 approved. Bob states the vehicle excise tax amount of \$400,000 versus the previous budget amount of \$415,000. Bob had David Walker go to several automobile dealerships and get their input, and the dealerships did not seem to be worried at all. The Homestead exemption shows a jump, from \$52,000 to \$75,000, the state changed the formula, we will benefit from that. The Owls Head Lane property forecasted at a revenue of \$65,000 that was accepted, Bob was not sure of any other cost that should have accrued. Selectmen Post suggested that Bob getting the amount for back taxes. They applied a 2% cost of living for all town employees. Bob was not sure what the selectmen wanted to do about the

Assessor Agents compensation, asks if they wanted it kept the same as we had it for Tom Edwards or something different. Selectmen Page states that they were going to carry it over. Ms. Post says that it depends on how they proceed with the new interim agent. Chairman Von Malder says that the rate was going to stay the same. The water bill was way over budget last year due to two leaks. So, he increased it versus the last budget but decreased it versus what it costs. He states we were incredibly lucky last year with our legal expenses and asks if there are any legal issues. Chairman Von Malder states it may change if we have any tax acquired. Bob said he assumed a 10% increase in health insurance, but the real figures do not come out until October. Fire Department budget was able to get cut by 10%. We were exceptionally low on the cost of salt and sand. We budgeted for \$35,000, came in at \$22,000. Ms. Post states we may have had an extra compound. The forecast expenses minus the revenues x-tax, four million four hundred sixty-four thousand compared to the previous budget of four million two hundred ninety-five thousand, versus last year's taxes, the expense is an increase of three hundred five thousand dollars. 70% of that is RSU 13, Knox County EMS and the fire department. Bob states he will be reviewing the analysis of the ambulance usage and the cost associated. He will update the selectmen later. A special Selectmen meeting was set for August 7, 2020, @ 2 pm to go over and approve the town warrant.

Kerry Hadley from the library committee presents the selectmen with a letter along with a budget. The library committee would like to have a working library. They are upset with the cut in the library budget request. In the past, the library had a budget of \$2500, this year they have a budget of \$250. Ms. Hadley states the library needs a new roof, air conditioner, porta-potty, computer, wi-fi, interior, and exterior fixtures. She says the 90% budget reduction is not viable. Selectmen Page states he agrees that there are some legitimate needs for the library but states the library needs to dip into the surplus. He hopes that this group can make it work within the first year than next year he will be standing right beside them. Ms. Hadley says if you look at the figures, that is not going to work. They need the money the most during this first year. She has hopes to be able to get enough donations with in the first year that next year's budget request can be less than \$2500.

**MOTION: 4:46 pm Linda makes a motion to put in \$1000 for funding for the Library. Chairman Von Malder seconds that motion.**

**VOTE 3 in favor – 0 opposed**

Dale Martin from Fox Fire Real Estate was the only realtor to send a proposal to sell the property at 371 Dublin Rd. He states he sold a property for the town about seven years ago on South Shore Drive. His base commission was \$3000 back then, the seller's broker would receive half of that, if a buyer's broker were involved, they would receive half. Mr. Martin states that is what most brokers would do for a small piece of property. The thing with listing it with a broker is the exposure. His other thought was to split it at least twice and make more money.

Selling the property as one lot, he suggests \$55,000 with a commission of \$3,000. Selling as two lots, his suggestion would be \$40,000 for each lot.

If within 30 days, there are no interested buyers, then lower the price.

**MOTION: Linda makes a motion that we engage Dale Martin with Fox Fire Real Estate to market the town's property at 371 Dublin Rd. Gordon seconds that motion.**

Discussion: Lynn Chaplin states that if Dale splits the property, then it could be more than 6%. Dale states that Lynn is correct.

6% of \$55,000 is more than \$3000.

**VOTE 3 in favor – 0 opposed**

Selectmen Post asks that Dale bring in a listing agreement. Dale says he will bring it into the secretary. Bob Hirsch suggests forecasting a \$55,000 sale minus the \$3,000 commission as well as the back taxes. The selectmen agreed.

The selectmen go over Lawyer Bill McCall's Interlocal Agreement. Chairman Von Malder states the wording is different but the main thing is that the new Joint Board be made up of six people rather than five. Both selectmen Post and Page would like to have more time to review the difference. Ken Wexler would also like to suggest that the Airport Committee have a chance to view it and get back to the selectboard at the next meeting. There will be more discussion at the Selectboard meeting on August 17, 2020.

Von Malder states that the selectmen had asked Mr. McCall to incorporate both the selectmen and airport committees' ideas into a new proposal to negotiate with the town.

Richard Carver asks if the discussion of the airport selling the Ash Point Cemetery property to the town. County Administer Andy Hart mentioned to the office that he would investigate it. Airport Manager Jeremy Shaw states he gave Administer Andy Hart some documents that showed where it was regarding the airport runways. He did not think Mr. Hart would approach the FAA until he compiled all the information.

Mr. Shaw's does believe it was possible.

#### **NEW BUSINESS:**

A warrant to name the road located at the beginning of Ash Point Dr. across North Shore Dr. will be voted on at the annual town meeting on August 31, 2020.

The selectmen sign an affidavit from Interim Assessor Agent Amy Dunn, the tax commitment had some errors on the business equipment, it was granted to 3 accounts with no BETE application on file, as a result, the 2020 BETE reimbursement will be reduced by \$1160.99.

Selectmen Post would like the Town Office to resume opening back up at 5 pm instead of 4 pm for cleaning and sanitizing.

**PUBLIC COMMENT:**

Jeremy Shaw, 14 Gigi Place, suggests to the library association to make a dollar to dollar match, for every dollar the association takes from the reserve, the town could reimburse that amount up to a certain limit.

**5:25 pm Chairman Von Malder moves that the Selectboard goes into executive session pursuant to the provisions of Title 36, §841(2) MRSA, to consider a request for an abatement of taxes for reasons of poverty.**

**5:39 pm Chairman Von Malder exits the executive sessions and calls the meeting to order.**

**5:40 pm Motion: Gordon makes a motion to deny the poverty abatement request due to insufficient evidence presented. Linda seconds that motion.**

**VOTE 3 in favor – 0 opposed**

**Motion: 5:50 pm Gordon makes a motion to approve recouping the \$177,500 that was inadvertently omitted from the FY2020 property tax commitment by authorizing the Selectmen to take said sum from a surplus (undesignated fund balance) and by appropriating it for the same purpose as designated in the FY2020 budget.**

**VOTE**

**3 in favor – 0 opposed**

**OTHER BUSINESS:**

**APPROVE AND SIGN THE MUNICIPAL WARRANT:**

**MOTION: 6:09 pm Gordon makes a motion to approve the warrants as presented. Linda seconds the motion.**

**VOTE 3 in favor – 0 opposed**

**ADJOURN THE MEETING:**

**MOTION: 6:15 pm Gordon makes a Motion to adjourn the meeting. Linda seconds the motion.**

**Vote 3 in favor – 0 opposed**