



Town of Camden
Select Board Meeting
January 20, 2015 - 6:30 PM
Washington Street Conference Room

Select Board meetings are broadcast live on Time Warner Channel 22
Select Board meetings are web streamed at www.townhallstreams.com/locations/camden-me

Agenda

Convene as Board of Assessment Review

1. Consideration of Property Tax Abatements totaling \$2,043.29
2. Consideration of Supplemental Tax Assessments totaling \$405.24

Convene as Select Board

1. **Call to Order**
2. **Communications, Presentations, and Recognitions**

“Good Morning Camden” - Chief Randy Gagne and

Ragged Mountain Redevelopment Project Update

3. **Citizen Comments** (for items *not* on the agenda)
This time is set aside for members of the public to comment on any town-related issue that *is not* on the agenda. We ask that people keep comments within 3 minutes
4. **Approval of Select Board Minutes dated January 6, 2015**
5. **Select Board Member Reports**
6. **Town Manager Report**
7. **New Business**
 - A. Authorization for a Bond Anticipation Note (BAN) in an amount not to exceed \$2, 550,000 for the Ragged Mountain Redevelopment Project (\$2 million) and Wastewater Facility Projects (Sea Street pump station and the Mt. Battie St. pump station)
 - B. Authorize the Town Manager to extend the contract for the Public Landing and Hoist Project improvements until December 31, 2015

Adjourn

To: Board of Assessors'

From: Kerry Leichtman, Assessors' Agent

Date: January 20, 2015

Re: Property Tax Abatement/Supplemental Requests

The attached Abatements for Real and Personal Property are for valuation errors. Below is the explanation of the individual issues.

RE0648 16 Ames Terrace \$144.30
Data correction to card & sketch.

RE1846 32 Mountain St \$163.06
Data correction to sketch.

RE0155 454 Washington St \$1340.55
Data correction, acknowledging water damage to structure as curable functional obsolescence. Degree of wetness to a portion of the parcel.

RE3202 26 Wiltshire Place \$125.54
Data correction to card & sketch

RE3203 24 Wiltshire Place \$164.50
Data correction to card & sketch

PP 840 Fiber Optic Cable \$105.34
Valuation correction.

Total Abatements \$2,043.29

The attached Supplemental Warrant represents two Supplemental Tax amount below.

PP 840 \$385.04 The Company did not file in 2013, until contacted.

PP new \$20.20 The company declared after commitment. This is a new
account.

Total Supplemental = \$405.24

Total 2015 Abatements to date \$5283.54

Total 2015 Supplements to date \$4229.91

Town of Camden
Assessors' Office
Tax Abatement

Name: Holly Noonan 2010 Rev Trust

Date: 1/20/2015

Address: 16 Ames Terrace
Camden, ME 04843

Reason: Assessment Error

Year	Real	Personal	Account #	Map & Lot
2014-2015	\$144.30	x	RE 648 16 Ames Terrace	114-24

Totals: \$144.30

Posted By:

Date Posted:

Approved by Board of Assessors:

SIGN HERE

Date:

_____ Tax Collector

_____ Bookkeeping

_____ Assessor

A05
2014-2015

Town of Camden
Assessors' Office
Tax Abatement

Name: William Jr. & Janet conrad Irrev Trust

Date: 1/20/2015

Mailing Address: 21 Central Street
Camden, ME 04843

Reason: Assessment Error

Year	Real	Personal	Account #	Map & Lot
2014-2015	\$163.06	x	RE 1846 32 Mountain St	121-001

Totals: \$163.06

Posted By:

Date Posted:

Approved by Board of Assessors:

SIGN HERE

Date:

_____ Tax Collector

_____ Bookkeeping

_____ Assessor

A06
2014-2015

Town of Camden
Assessors' Office
Tax Abatement

Name: Allen and Teresa Duke

Date: 1/20/2015

Mailing Address: 454 Washington St.
Camden, ME 04843

Reason: Assessment Error

Year	Real	Personal	Account #	Map & Lot
2014-2015	\$1,340.55	x	RE 155 454 Washington St.	107-001-002

Totals: \$1,340.55

Posted By:

Date Posted:

Approved by Board of Assessors:



Date:

_____ Tax Collector _____ Bookkeeping _____ Assessor

A07
2014-2015

Town of Camden
Assessors' Office
Tax Abatement

Name: Robert F. Olfenbuttel

Date: 1/20/2015

Mailing Address: 26 Wiltshire Place
Camden, ME 04843

Reason: Assessment Error

Comments:

Year	Real	Personal	Account #	Map & Lot
2014-2015	\$125.54	X	RE3202 26 Wiltshire Place	119-171-001-004

Totals: \$125.54

Posted By:

Date Posted:

Approved by Board of Assessors:

SIGN HERE

Date:

_____ Tax Collector

_____ Bookkeeping

_____ Assessor

A08
2014-2015

Town of Camden
Assessors' Office
Tax Abatement

Name: Laurier A. & Gail D. St. Onge

Date: 1/20/2015

Mailing Address: 11 Drew Woods Drive
Derry, NH 03038

Reason:
Comments:

Year	Real	Personal	Account #	Map & Lot
2014-2015	\$164.50	x	RE 3203 24 Wiltshire Place	119-171-001-005

Totals: \$164.50

Posted By:

Date Posted:

Approved by Board of Assessors:

SIGN HERE

Date:

_____ Tax Collector

_____ Bookkeeping

_____ Assessor

A09
2014-2015

Town of Camden
Assessors' Office
Tax Abatement

Name: Maine Fiber Company, Inc.

Date: 1/20/2015

Mailing Address: 482 Congress St.
Portland, ME 04101

Reason: Assessment Error

Year	Real	Personal	Account #	Map & Lot
2014-2015		\$105.34	PP 840	N/A

Totals: \$105.34

Posted By:

Date Posted:

Approved by Board of Assessors:

SIGN HERE

Date:

_____ Tax Collector

_____ Bookkeeping

_____ Assessor

A10
2014-2015

TOWN OF CAMDEN
SUPPLEMENTAL TAX CERTIFICATE
Title 36 M.R.S.A. Section 713

WE, the undersigned, Assessors of the Municipality of Camden, hereby certify that the foregoing list of estates and assessments thereon, recorded in page 1 to 480 of this book, were omitted by mistake from our original invoice and valuation and list of assessments of the 23rd day of September, 2014; that these lists are supplemental to the aforesaid original invoice, valuation and list of assessments of said 23rd day of September, 2014, and are made by virtue of Title 36 M.R.S.A., Section 713, as amended.

Given under our hands this 20th day of January, 2015.

ASSESSORS OF CAMDEN:



Property owner: Maine Fiber Company
Mailing Address: 482 Congress Street, Portland, ME 04101
Account Number: 0840 PP
Supplemental Tax: \$385.04
Reason: Assessment Omission Corrected

Property owner: Muzak, LLC.
Mailing Address: 3318 Lakemont Blvd., Fort Mill, SC 29708
Account Number: New
Supplemental Tax: \$20.20
Reason: Company declared after Tax Bills issued

NOTE: This form to be attached to the inside of the commitment book.

TOWN OF CAMDEN
SUPPLEMENTAL TAX WARRANT
Title 36 M.R.S.A. Section 713

County of KNOX, ss.

To Brenda Fisher, Tax Collector of the Municipality of Camden,

With said County of KNOX.

Hereby are committed to you a true list of the assessments of estates of the persons hereinafter named. You are hereby directed to levy and collect each of the several persons named in said list his respective portion, therein set down of the sum of

Four-Hundred- Five dollars and Twenty-four Cents

It being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated **September 23, 2014** are extended thereto; and we do hereby certify that the list of assessments of the estates of the persons named in said list is a supplemental assessment laid by virtue of Title 36, M.R.S.A., Section 713, as amended, and that the estates and assessments thereon as set forth in said list were omitted by mistake from the original list committed unto you under our warrant dated **September 23, 2014**.

Given under our hands this **20th day of January, 2015**.

SIGN HERE

ASSESSORS OF CAMDEN: _____

Property owner: Maine Fiber Company
Mailing Address: 482 Congress Street, Portland, ME 04101
Account Number: 0840 PP
Supplemental Tax: \$385.04
Reason: Assessment Omission Corrected

Property owner: Muzak, LLC.
Mailing Address: 3318Lakemont Blvd., Fort Mill, SC 29708
Account Number: New
Supplemental Tax: \$20.20
Reason: Company declared after commitment. This is a new account.

NOTE: This form to be submitted to the Tax Collector with the Supplemental Tax List.



Town of Camden
Minutes of the Select Board Meeting
January 6, 2015
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Don White, and Town Manager Finnigan. Also present were members of the press and public.

A. Call to Order

The meeting was called to order at 6:32pm.

B. Communications, Presentations, and Recognitions

1. Curtis Island Update

Town Manager Pat Finnigan reported that the Conover family continues to do a wonderful job of caretaking Curtis Island. She said she had visited the island where she saw that the lighthouse was exquisitely maintained, and that the Conover family has taken great care to protect the delicate ecosystem of the island's vegetation. The Select Board is invited for a tour. They thanked the Conovers for their service to the Town.

2. Ragged Mountain Redevelopment Update

Pat Finnigan said that the Snow Bowl is making snow with 10-15 guns in operation in anticipation of opening some activities to the public from 9am-4pm on the following Saturday and Sunday. She said that the terrain park, ski and ride school, rentals, and food concessions would be underway and that the 4th grade learn-to-ski program starts the following week.

Leonard Lookner commented that he had been at the Snow Bowl right when the new snow guns had fired up for the first time, and that it had been a memorable moment. Don White noted that this was an exciting time to see the mountain open to the public after so many months as a construction site.

There was some discussion on finances of the redevelopment. Finnigan said that the project had been under-budgeted when fundraising began, and that currently the project

is \$800,000 over the original budget. John French spoke about a punch list for what's left to be done. He suggested that Frank Morong, former banker and long-time supporter of the Snow Bowl, help analyze the expenses as a support person to the staff.

Some Select Board members questioned whether another layer was needed and whether the staff would have time to get another person up to speed on the finances. Cates recommended that staff study where we stand to determine whether another person would benefit the group that's already focused on the project.

John French made a motion to ask Frank Morong to act as liaison for the Select Board, supporting the staff with the redevelopment project in the area of finances. Don White seconded the motion. It was approved by a vote of 4-1, (Cates opposed).

C. Citizen Comments

There were no citizen comments. The Chair opened the floor to comments from the Board.

Don White asked people to remember pets during the cold temperatures. He also commended the volunteers who'd stood out in the cold to help during a recent traffic accident on Route One that knocked out power to much of Rockport.

D. Approval of Select Board Minutes

Don White made a motion to approve the minutes of the Select Board meeting dated December 16, 2014. John French seconded the motion. It was unanimously approved.

Don White noted a correction in the minutes of December 23 on the vote regarding employee appreciation day. They tally included one abstention, so instead of 3-1-0 the minutes should read 3-1-1 (French opposed, Lookner abstaining).

Don White made a motion to approve the minutes of the Select Board meeting dated December 23 with the above correction. Martin Cates seconded the motion. It was unanimously approved.

E. Select Board Member Reports

Don White said that the Camden After Dark committee (consisting of Paul Cavalli, Lowrie Sargent and himself) had worked with the Opera House on evening activities, and that a movie night would be offered one night a week during upcoming months to show classic movies.

F. Town Manager Report

There was no Town Manager report.

G. New Business

1. Victualer Licenses

1) Application for a new Victualer's License for the Owl and Turtle at 33 Bay View

Street

Leonard Lookner made a motion to approve a new Victualer's License for Richard and Elaine Knight d/b/a the Owl and Turtle at 33 Bay View Street. Don White seconded the motion. It was unanimously approved.

2) Application for a renewal Victualer's License for the Maine Stay Inn at 22 High Street

Don White made a motion to approve a renewal Victualer's License for the Maine Stay Inn at 22 High Street. John French seconded the motion. It was unanimously approved.

3) Application of renewal Victualer's License for Seabright at 7 Public Landing

Don White made a motion to approve a renewal Victualer's License for Brian Hill d/b/a Seabright at 7 Public Landing. James Heard seconded the motion. It was unanimously approved.

2. Request by the Winterfest Committee to close Atlantic Avenue for the 2015 Camden Winterfest on January 31st from 10am to 4pm and on February 7th from 4pm to 7pm.

Karen Brace of the Penobscot Bay Regional Chamber of Commerce explained that the January 31st road closure would provide safety for visitors attending two Winterfest kickoff events on either side of Atlantic Avenue, and that the February 7th closure would accommodate the Winterfest Snow Plow parade. She gave an update on planning progress for Winterfest week, saying that the goal of the festival is to bring an economic boost to the local economy during the slower season and to demonstrate to those outside the area that Camden is vibrant during winter. She noted that partners in the festival include the Camden Downtown Business Group, the Library, the Snow Bowl, the PBR Chamber, and the Town of Camden, adding that several local citizens had stepped up to serve on the planning committee.

John French made a motion that Atlantic Avenue be closed for the 2015 Winterfest on January 31st from 10am to 4pm and on February 7th from 4pm to 7pm. Don White seconded the motion. It was unanimously approved.

3. Authorize the Town Manager to enter into an Agreement with WinterFun, Inc. for Camden to hold the only nationally-sanctioned snow sculpture competition in Maine.

Don White made a motion to authorize the Town Manager to enter into an Agreement with WinterFun, Inc. for Camden to hold the only nationally-sanctioned snow sculpture competition in Maine at an annual membership amount of \$300.00. James Heard seconded the motion. It was unanimously approved.

4. Countersignature of a warrant to call a Maine School Administrative District #28 Referendum (20-A M.R.S.A. §§1501-1504, section 1352)

John French said he would like to deny the request in order to make a statement that the vote should be taking place in June, along with the high expense of the project. Lookner noted that the vote would still go forward even if the signature of the warrant were denied by the Board. The Town Manager read the language pertinent to this.

Don White made a motion to authorize the countersignature of a warrant to call a Maine School Administrative District #28 Referendum (20-A M.R.S.A. §§1501-1504, section 1352). Martin Cates seconded the motion. The motion failed by a vote of 2-3 (Lookner, Heard and French opposed).

Don White noted the upcoming public forum and hearing dates and the hours and location for voting. The Town Manager noted that citizens can vote absentee in the Town office.

5. Designation of the Registrar of Voters' office hours for the upcoming February 10, 2015 School Referendum Election.

Don White made a motion to designate the Registrar of Voters' office hours for the upcoming February 10, 2015 School Referendum Election to be 8am-8pm in the Washington Street Conference Room. James Heard seconded the motion. It was unanimously approved.

6. Establish the 2015 Select Board Meeting schedule

Don White made a motion to set the 2015 Select Board regular meeting schedule for the first and third Tuesdays, subject to change. James Heard seconded the motion. It was unanimously approved.

H. Select Board Closing Comments

There were no closing comments.

Adjourn

John French made a motion to adjourn the meeting. Don White seconded this motion. The motion passed unanimously.

Respectfully submitted,

Karen Brace
Recording Secretary