

**SELECTMEN'S MEETING  
MINUTES  
February 21, 2018**

The meeting was called to order by Board Chair, Michelle Raymond at 5:30 P.M. Members present included Michelle Raymond, Linda Allison, Wendy Dube and Louise Fournier. Also present included residents Thomas Pelletier, David Parent and Alan Allison, Town Manager Sandra Fournier, Deputy Clerk Leona Sifton.

**Abatement Applications:**

Taxpayers have 180 days from the date of commitment to request a tax abatement. A conference call was set-up with Shirley Bartlett, Assessing Agent for Eagle Lake to review three of the applications. After hearing from the property owners and receiving recommendations from Shirley, the Board will take the information under advisement with final decisions to come at their next monthly meeting in March.

David Parent – Mr. Parent is requesting an abatement of \$49,620, the full value of the house located on his property at 181 Old Main Street. Based on water damage from leaks and the resulting mold, he feels the home is uninhabitable. Shirley recommends adjusting the functional obsolescence from 100% to 50%, which is considered uninhabitable based on the State Assessing Manual. This results in a change in the total assessment from \$65,900 to \$37,100 reflecting an abatement of \$28,800 in valuation. Reducing the grade of all structures other than the garage to poor increases the abatement by \$2,000. With nothing more to add from either party – discussion ended.

Alan & Linda Allison – Board member Linda Allison wishes to abstain from discussion to avoid a conflict of interest as co-owner of the property. Motion by Wendy Dube, seconded by Louise Fournier to acknowledge the conflict. Mr. & Mrs. Allison are requesting an abatement of \$2,950, 50% of their land value. Alan explained that the land has no useful purpose without extensive fill since it is below both road and railroad level. He believes the land is overvalued. Shirley recommends denial of the request since the parcel has been assessed using the same methods as all other surrounding properties and is a fair and equitable assessment. Shirley recommends a site inspection of this and comparable properties prior to the 2018 tax commitment. With nothing more to add from either party – discussion ended.

Thomas & Carol Pelletier – Mr. & Mrs. Pelletier have requested an abatement of \$26,300 on the assessed value of their property located at 1951 Sly Brook Road based on a recent appraisal. Mr. Pelletier believes that the appraisal and comparable properties submitted for review, support their request. After review of the appraisal and comparable properties, Shirley recommends adjusting the grade on all outbuildings/additions (except the framed garage and shed) to the same grade of B 100. This will reduce the total assessment from \$301,200 to \$283,700 with an abatement of \$17,600 in valuation. Shirley recommends that Tom reviews his property tax card and valuation report to ensure that all of the information is correct. If there are any errors found in that information, the assessed value will be adjusted to reflect those changes. With nothing more to add from either party – discussion ended.

**Note:** No action required at this time. Shirley will review all 3 applications and provide the board with her written recommendations for their review prior to the March board meeting.

Margaret & Denise Simard – Board member Michelle Raymond wishes to abstain from discussion and vote to avoid a conflict of interest due to a familial relationship. Motion by Louise Fournier, seconded by Linda Allison to acknowledge the conflict. Ownership of property located at 138 Old Main Street was transferred inter-family and the homestead exemption was removed. However, the deed allowed for life-long tenancy of the original owner which would retain the homestead exemption. It was removed in error. Motion by Louise Fournier, seconded by Linda Allison to approve the application request for an abatement of \$20,000 in valuation for the homestead exemption.

**Vote:** Motion voted on and approved - 3 in favor, 1 abstention (Michelle Raymond).

Pelletier Living Trust – The Town was notified that a camp and shed located on the property at 1035 Sly Brook Road were removed in September 2016. This information should have been verified by the assessing agent and the buildings removed from the property assessment for the 2017 tax billing. This was not done. Motion by Linda Allison, seconded by Louise Fournier to approve the application request for an abatement of \$27,200 in valuation for the removed property.

**Vote:** Motion voted on and unanimously approved.

#### **Approval of Minutes of the January 17, 2018 Selectmen’s Meeting:**

It was moved by Wendy Dube, seconded by Louise Fournier to approve the minutes of the January 17, 2018 board meeting as submitted.

**Vote:** Motion voted on and unanimously approved.

#### **Financial Statements and Bank Reconciliations for month of January:**

Town Manager Sandra Fournier presented financial statements to the Board of Selectmen. Board reviewed and signed bank statements and followed six selected A/P checks thru reconciliation. Motion by Louise Fournier, seconded by Wendy Dube to accept financial statements and bank reconciliations for month of January as presented. Warrants reviewed and signed by board

**Vote:** Motion voted on and unanimously approved.

#### **Town Manager’s Report:**

Automatic Foreclosure – Saucier’s Body Shop went into automatic foreclosure on January 15<sup>th</sup> for non-payment of the 2015 property taxes. Owner Rick Saucier was sent a letter on January 30, 2018 informing him that he had until February 28<sup>th</sup> to pay the total amount due in full in order to recover ownership of the property. After that date, the property will be put out to bid and sold. Motion by Linda Allison, seconded by Louise Fournier to have Sandra get advice from town counsel on how to proceed. Motion by Linda Allison, seconded by Louise Fournier to put property out to bid subject to recommendation of legal counsel.

**Vote:** Motion voted on and unanimously approved.

Micro Loan – Due to non-payment of the loan, CMT Trucking has been sent to the town attorney’s to schedule a hearing thru District Court. Sandra will keep board updated.

Pond Brook – No update from Aroostook Real Estate regarding the two parties interested in purchasing Pond Brook. They requested and were sent requested financial documents last month.

NASWA – Will be holding their next board meeting on February 22<sup>nd</sup> at 3:00 p.m. to discuss their proposed budget and changes in the transportation system.

Unlicensed Junkyards – The certified letter sent to Mark Violette requesting cleanup of his property was returned as unclaimed. The next course of action is to send a civil service notice to Mr. Violette in an effort to work with him to resolve this issue and avoid further litigation.

Road Maintenance – Residents have been pushing snow into the main roads during clean-up from recent storms and it continues to be a problem for the town’s contractor. Sandra will begin to post reminders and distribute a flyer in an attempt to minimize this problem. We have a minor beaver problem on Old Main Street. A few damaged trees were removed to eliminate potential property damage and Ron Picard has been contacted to place live traps when possible to catch and relocate these animals to avoid future problems in this area.

Planning Board – no update at this time

Recreation Committee – The ice rink will be open and activities have been scheduled for school vacation week including a ride-along with the Eagle Lake Winter Riders and a winter trail hike hosted by Norstate FCU.

School Board – Will be holding their next meeting on February 22<sup>nd</sup> at 4:30 p.m.

Fire Department – A FEMA grant application for a new engine truck was submitted on February 2<sup>nd</sup>. Chief Rene St.Onge has been working with Maine Forest Service Director Lance Martin to access federal equipment for vehicles such as a newer brush truck.

Holiday Light Committee – The committee has made a final decision on the decoration. It will be a decorative wreath with LED lights, red ribbons and bulbs. The distributor is working with the town and will accept a partial payment now with the final purchase amount to be budgeted and paid in the 2018/2019 fiscal year. Electrical work will be needed on the poles and will be contracted out by the town.

Industrial Park Lease – After receiving the civil service notice, Soucie Family Firewood paid their 2016/2017 lease payment. They still owe the attorney fees associated with collection of that lease payment as well as their 2017/2018 lease payment which was due October 1, 2017.

**Vote:** No action required at this time.

### **Public Comments:**

No public in attendance.

### **Upcoming Selectmen Seats:**

There will be 3 seats (2 for full 3 years terms and 1 for 1 year – to fill a vacancy created from Cyr Martin’s resignation) in the upcoming June election. Nomination papers will be available on March 16<sup>th</sup> and must be returned by April 27<sup>th</sup>. With the possibility of up to 3 new members being elected to the board, the current board members would like to have items included on the regular monthly agendas that would allow opportunities for training of the newly elected board members.

**Vote:** No action required at this time.

### **Budget Committee Appointment & Schedule:**

Current board members include Reynold Raymond, Mike Collins, Tom Pelletier, John Martin and Arthur Carroll. March 21<sup>st</sup> will be the joint Selectmen & Budget Committee meeting. Budget draft will be submitted to the board on March 7<sup>th</sup>. Motion by Wendy Dube, seconded by Linda Allison to appoint Crystal Parent as a new member to the Budget Committee.

**Vote:** Motion voted on and unanimously approved.

**2018 Eagle Lake Spirit of America Nomination:**

After discussion, the board would like to add this item to their agenda for March and April to discuss potential candidates. The award will be presented at the annual town meeting in June.

**Vote:** No action required at this time.

**TRIO Database System Upgrade to TRIO Web:**

Phase 1 requires an upgrade from Microsoft Access data files to Microsoft SQL Server. Quote for this upgrade is \$2,649.95 and includes conversion, testing, implementation and training and is necessary to continue access to the TRIO system. In 2 years Phase II will update the system to TRIO Web and will cost an additional \$2,000 to complete. Motion by Linda Allison, seconded by Wendy Dube for Sandra to sign the quote/contract with Harris Local Government so that a date for the upgrade can be scheduled.

**Vote:** Motion voted on and unanimously approved.

**New Assessing Agent:**

Shirley Bartlett, the town's assessing agent has informed Sandra that she will complete the annual assessment for Eagle Lake this year but has asked that the town find a new agent to take over after that time. Sandra will put together a proposal for a new assessing agent.

**Vote:** No action required at this time.

**Other Business:**

Jen Dube has applied for a \$5,000 microloan and will use her 2006 Harley Davidson Motorcycle for collateral. Motion by Wendy Dube, seconded by Linda Allison to approve the loan.

**Vote:** Motion voted on and unanimously approved.

It was moved by Wendy Dube, seconded by Louise Fournier to adjourn. Time 8:05 P.M.

Respectfully  
Submitted:

Leona Sifton  
Deputy Clerk