



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, JULY 27, 2021 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.

Attendance: Selectmen: Jim Dolloff, Dwight Warren and Robert Flint as well as members of the Public.

1. Public hearing was opened up by Jim Dolloff at approximately 6:00PM. Selectmen discussed the reason for appropriating the \$80,000.00 from the un-designated fund balance to be used to reduce the tax commitment for 2021. Selectmen also discussed the reason for changing the Town's fiscal year from (Jan. 1st – Dec. 31st) to (July 1 – June 30th). The fiscal year change would be concurrent with the SAD 55 fiscal year and State of Maine and the Town budget can also be able to be estimated more accurately. Bob Flint explained the associated charts (see attached). Public hearing was open for comments and questions. Jim Dolloff closed the public hearing at 6:32PM.
 2. **Selectmen Meeting was called to order approximately at 6:33 PM by Jim Dolloff.**
 3. **Review/ Approve minutes**
Bob Flint requested a motion to accept and approve June 13th, 2021 minutes. Dwight Warren seconded the motion; no discussion. Selectmen voted 3-0 to accept the minutes.
 4. **Review/ Approve warrant**
Bob Flint requested a motion to accept and approve July 27th, 2021 warrant. Dwight Warren seconded the motion; no discussion. Selectmen voted 3-0 to approve the warrant.
- **Culvert installation:** P.Y. Estes can start culvert installation at any time. Need to contact P.Y. Estes on a projected schedule. The culvert installation needs to be paid directly out of the road reserve account when completed.
 - **Town-owned property Map 5 Lot 62 update :** Ryan Mater contacted the Selectmen office to inquire about Lot 5-62 and the process of possibly redeeming property from foreclosure. He is an heir to the previous owners. He wanted to know the back tax amount and what he can do with the property. He recalls an old fallen down camp. Need to research more and discuss with Cumberland County Assessing.
 - **Town-owned property Unknown property:** Selectmen discussed the unknown property to be sold by bid. Jim Dolloff recommended reducing the minimum bid. Dwight Warren did not agree to lower the minimum bid. Bob Flint recommended to reduce the minimum bid to the bid that was received, or look at the back taxes on the books for the property in addition to the attorney fees. To be discussed at the Selectmen workshop.
 - **Leaking roof in the community center:** Selectmen discussed the roof leak problem in one of the classrooms in the community center. Dwight Warren tried to seal it, but it is still leaking. Selectmen recommended to contact Adam Charles to see if he can look at it, since he was the contractor that repaired it before.
 - **Review WMTW 8 Tower response to Redzone:** Redzone was contacted by the Selectmen's office to inquire about the internet service they provide and if it would be an option for Baldwin. In discussing with Redzone, the company asked about access to the WMTW 8 tower and if it would be possible to install Redzone's equipment on the tower to serve Baldwin's internet needs. See email attached from Redzone including Hearst Television response. The response was forwarded to Norman Blake, former chairman of the Planning Board who was highly involved in permitting the tower. Norman contacted the Selectmen's office indicating that Greg Roehr, of Hearst, was



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incorrect and other services should have access to the Tower. Selectmen recommended to contact Norman Blake to see if he could attend the Selectmen workshop to discuss further.

- **Tai Chi inquiry for Community Center:** There was an inquiry about teaching Tai Chi at the community center for either free or donation based only. Selectmen discussed and decided they need more info before they can make a decision. A comment was made that the Sacopee Valley Adult Ed Thai Chai class was very popular and the Selectmen did not allow it to be taught at the Community center due to covid. Selectmen recommended to reach out to SV Adult Ed to see if they wanted to use the facility again for their Tai Chi class before another instructor comes in. There is a possibility both classes could be taught if the schedules worked out and there is interest.

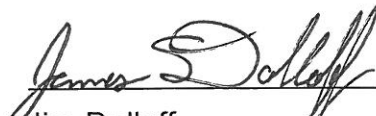
Reminders:

- Wednesday, August 4th @ 2PM – Staff Meeting
- Monday, August 16th @ 7PM - Tri-town Public Hearing at Hiram Town Office
- Tuesday, August 17th @ 6PM – Special Town Meeting and Selectmen Workshop


Public Question and Comment

Adjournment: Jim Dolloff made a motion to adjourn the meeting at 7:22PM. Selectmen voted 3-0 to adjourn.

Respectfully submitted,



Jim Dolloff



Dwight Warren

Robert Flint

At the 2019 Town Meeting, the voters approved a warrant article (#18) to allow bi-annual tax bills. The benefit to taxpayers is two smaller bills with interest accruing after the individual bills are due. The following addresses the implementation issues and processes.

- A. Constraining conditions for issuing two tax bills under present 1 Jan to 31 Dec Fiscal (financial) year.
 1. Both tax bills (6 months apart) must have due dates in the fiscal year issued.
 2. Maine law dictates that valuations are set 1 April.
 3. 706A filings are due to the assessor on 15 April.
 4. Time is needed after the 706A responses are resolved to prepare the tax commitment which pushes the first tax bill into late August early Sep, which would put a second tax bill in about April the following calendar year.
 5. Therefore, a fiscal year of 1 Jan to 31 Dec does not meet the requirements of condition 1 above.

- B. Based on above, Baldwin would need to change its fiscal year to implement bi-annual tax bills. Although other fiscal year configurations are feasible, a 1 Jul to 30 Jun fiscal year is recommended because it is used by the state and school systems, and the county is implementing it as well. Being in sync with the state, county, and school system has advantages.

- C. Changing the fiscal year short term impacts
 1. Budgeting (need to cover a transition with either an 18 month or a 6-month transition budget)
 2. Assessing/Billing (need to assess and bill for the transition period)
 3. Auditing (Audit reports are required to be available at town meeting to cover the last completed fiscal year)

- D. Recommended transition process
 1. A 6-month transition followed by 12-month fiscal years thereafter is recommended. (An 18-month transition budget is not recommended because it would generate a high mil-rate for the transition period.)
 2. Hold a special town meeting in late Nov or early Dec 2021 to approve a budget for a 6-month transition starting 1 Jan to 30 Jun 2022.
 3. Assessor prepares a 6-month tax commitment (based on the 1 Apr 2021 values) for the first week in Jan 2022 **with taxes due approx. 1 May 2022**. This would be about ½ of a normal tax bill (½ of a normal budget so mil rates should be close to ½ trending rates.)
 4. A budget for the 2022/23 fiscal year (starting 1 Jul 2022) would be presented at a town meeting in the spring of 2022. Tax commitment for the 2022/23 fiscal year would be based on the 1 April 2022 values. **Taxes due about 1 Nov 2022 (1/2 of the total) and 1 May 2023 (remaining half of total)**. Starts

tax collection for the fiscal year in the first half of the fiscal year instead of at the very end.

5. Recommend town meeting be moved from March to May for 2022.
 - a. Selectmen will have actual school, state, and county budget numbers instead of local estimates. These are usually set in early to mid April.
 - b. Keeps town meeting in the spring.
 - c. Puts the budget approval in advance of starting the budget year instead of several months after the start of the budget year.

E. Other issues

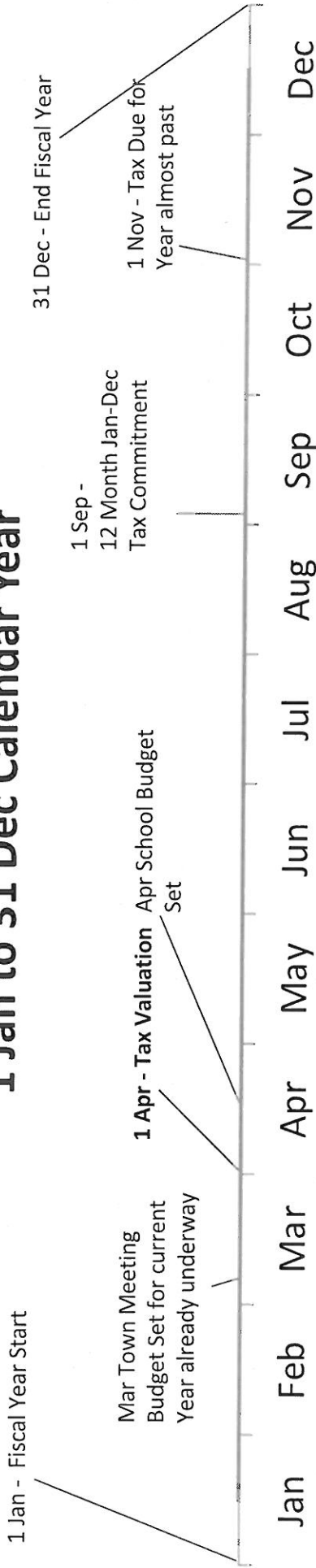
1. Audit reports available at the May town meetings would be for the fiscal year ending the previous June 30th. Increased reliance on Treasurer's reporting for establishing budgets.
2. More complicated tax collection process with tax liens and interest start dates being set for two bills instead of one.
3. Overlapping abatement period for the 2021 tax bills and the 6-month transition tax bill?
4. Adjustments to the annual town meeting warrant articles to reflect the new fiscal year and two tax bills.
5. **Would create an "early" tax bill to cover the transition period.**

F. Info

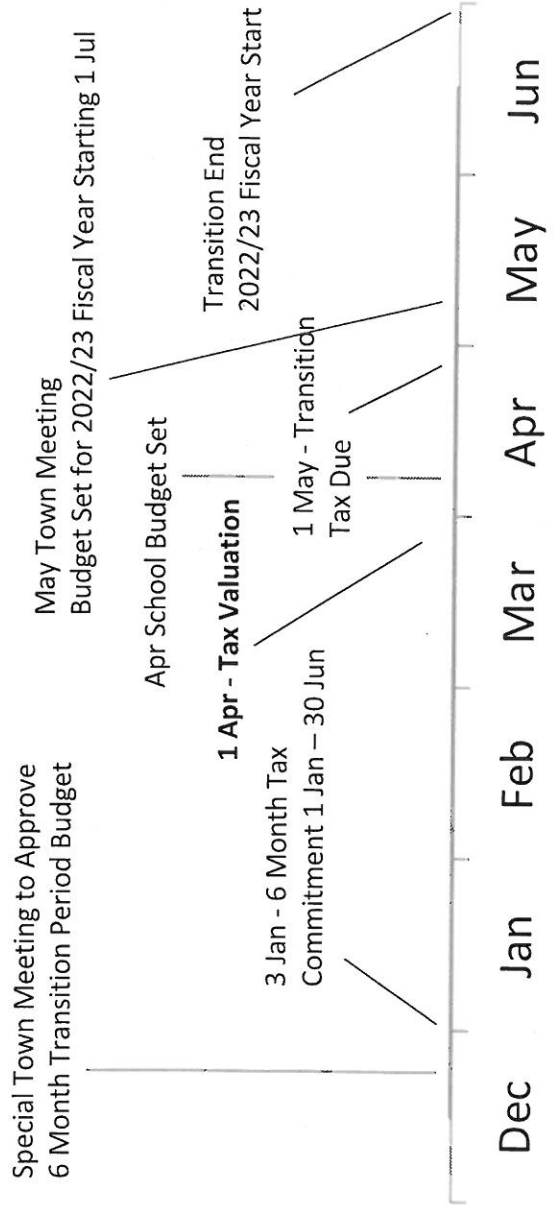
1. Selectmen have authority to set the fiscal year and timing of annual town meeting (unless an ordinance has been passed setting the timing of the town meeting).
2. Town officials with expiring terms can be carried over until the next town meeting. In the above proposal, expiring terms would be extended about 2 months.
3. A six month transition budget with associated tax commitment would reduce chances of fund balance shortages associated with the transition.

Two Tax Bills/Fiscal Year Change (1)

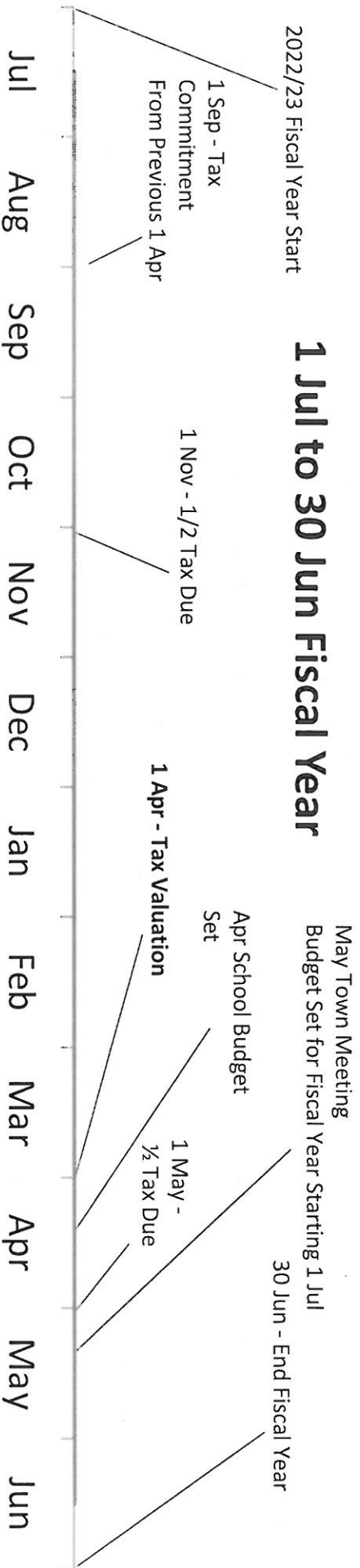
1 Jan to 31 Dec Calendar Year



Transition Budget/Fiscal Period 1 Jan to 30 Jun 2022



Two Tax Bills/Fiscal Year Change (2)



Re: Town of Baldwin

1 message

Michael Forcillo <mforcillo@redzonewireless.com>
To: Danielle Taylor <dtaylorbaldwin@gmail.com>

Tue, Jun 22, 2021 at 2:34 PM

Our team contacted the tower manager and I received the following feedback. It appears that it could be a difficult process to get on this tower at an appropriate height to provide high quality broadband throughout the community. If the town was involved in advocating for the tower space, it might increase the likelihood of getting approval. We can discuss on our call next week, as well as review some planning work I will prepare and present using other towers in the area.

Just spoke with Greg (Gregory) Roehr
Phone: 207-835-3740
email: groehr@hearsst.com

Greg informed me at this time that they only provide service to other Television and Radio stations with the exception of Emergency Services which was part of a deal in order for the tower to be operational.

He would be willing to see if the Corporate office in New York might be willing to allow us on the tower for broadband, but since the NY office took over they have not been willing or want to allow any other type of services. (A Structural Analysis was done a couple of years ago and would allow for Cell, Broadband of services to be on the tower).

The tower is 1600 ft but if we did get approval we would only be allowed to go at 200 ft or below. If we would like to move forward with finding out if this would be allowed Greg, would need to have all the information on our equipment.

I believe if Greg was the one making the decision he would let us without any issues but from talking with him I don't believe that the New York office is going to say yes.



Michael L. Forcillo / Executive Vice President

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On Tue, Jun 22, 2021 at 11:10 AM Michael Forcillo <mforcillo@redzonewireless.com> wrote:

Thank you for the info on the tower contact. Wednesday would work for a meeting next week at 2pm.



