



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, July 26TH, 2022 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.
Attendance: Selectmen: Jim Dolloff, and Dwight Warren, Robert Flint, as well as members of the Public.

1. **Dwight Warren called the Selectmen meeting to order at 6:02PM.**

2. **Review/ Approve minutes**

Robert Flint moved to accept and approve July 12, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.

3. **Review/ Approve warrant**

Robert Flint moved to accept and approve July 26, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.

3. **Cumberland County Regional Assessing- Ben Thompson:** Ben Thompson presented from Cumberland County Regional Assessing. He recalled that he forwarded a flyer to post in the Town Office regarding the new LD290 law which freezes tax bills for taxpayers over the age of sixty-five. Ben stated that the Maine Revenue presented the application and guidance on it today and will forward the information. The law is effective as of August 8, 2022.

Ben presented three different mil rate options for the fiscal year 2022-2023: mil rate 12.40 with overlay of \$48,294.48, mil rate 12.41 with an overlay of \$50,181.52 and mil rate 12.42 with an overlay of \$52,068.55. He noted that they did the calculations, and each penny on the mil rate equals to be about a dollar on the average taxpayer's bill per one hundred thousand dollars. Robert Flint stated that the three options, from lowest to highest were all within four thousand dollars and the purpose of having the overlay was to cover any abatements, therefore, he moved to go with the highest overlay. James Dolloff seconded it. The Select Board voted 3-0 in favor.

Ben Thompson reported that all is balanced, therefore, the commitment could be done at the same time as choosing a mil rate. The Select Board signed the commitment with a mil rate of 12.42.

5. **Planning Board Appointment:** Josiah Pierce confirmed his interest in being appointed as a Planning Board member. Robert Flint moved to reappoint Josiah Pierce to the Planning Board for a five-year term. Jim Dolloff seconded the motion. The Select Board voted 3-0 in favor of Mr. Pierce's appointment.

6. **Personal Property Taxes- Reynolds:** Caroline and Gordon Reynolds appeared and requested a 2018 Personal Property Tax bill to be written off by the Select Board. Mrs. Reynolds reported that the business of Gordon Reynolds Jr., Reynolds Quality Construction, closed operations in 2010. She presented past documentation of correspondence with the Assessors and Town Office attempting to resolve the bill by an abatement process, as well as a letter provided by the business's accountant attesting to the business closing in 2010. Assessor, Ben Thompson addressed the situation per email noting "it is my understanding that the only outstanding billing is from 2018. Assessors only have authority to abate for the current assessment. She has not been billed since 2018. A selectboard has authority to abate the 2nd year and 3rd year back, but only for specific reasons of which an illegal assessment for an entity no longer in existence would qualify. However, a 2018 tax billing is outside all legal parameters for abatement. I advised the taxpayer to schedule a meeting with the selectboard to explain that Reynolds Quality Construction has not been in business since circa 2010, to bring any proof showing such, and to ask the Board to write off the 2018 billing in full to include all interest."



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Robert Flint moved to write the bill off. Dwight Warren seconded the motion. The voted 3-0 in favor.

7. **Brian Buzzell Property- Scott Buzzell:** Scott Buzzell presented to request the Select Board consider redeeming town acquired property back to his son Brian if taxes were paid. His plan was to pay back taxes and to clean up the property. Robert Flint noted that one year ago the Town made an agreement with Brian to make monthly payments to settle delinquent taxes and to clean the property up. Mr. Flint stated that the Select Board would agree to receipt of payment of all taxes, past and current, once the property was cleaned up and inspected by the Town then the Town would process a Quick Claim Deed to Brian. It was clarified and confirmed that all debris and trailers, as they are inhabitable, would be removed from the property.
8. **Baldwin Comprehensive Plan Update Review Council-Revised:** Robert Flint noted that Wes Sunderland had been added to the Baldwin Comprehensive Plan Update Review Council. The Select Board signed the revised Review Council member appointment list. The initial meeting is to be held on August 4, 2022 and will be comprised of both the Baldwin Comprehensive Plan Update Advisory Committee and the Comprehensive Plan Update Review Council.
9. **Tax Exemption Information for Website-Amended:** Robert Flint reported that the Tax Exemption Information that was previously posted to the website has been updated to include the new LD290 Law for Tax Stabilization Program for Senior Citizens.
10. **River Road Re-Alignment Agreement:** The River Road Robert Flint moved to sign the agreement. Jim Dolloff seconded the motion. The Select Board voted in favor 3-0.
11. **Welcome to Baldwin Signs:** Dwight Warren reported that Robyn Anderson contacted Sebago Sign Works. The estimated completion date for the signs is mid to late September/.
12. **Fire Department Information Meeting:** Robert Flint noted that he met with the Fire Department yesterday. He stated that the Fire Department is strongly in favor of building one fire station. He said the next step regarding the Fire Department Study would be to hold an information meeting for the Town and to see if the project could be tied to a TIF. James Dolloff reported that the Fire Department Study cited three options. The options being, one fire station, two smaller stations, or a central station plus one truck kept in North Baldwin. He said all options should be presented to taxpayers along with pros and cons to see which option they want to go with. A Public Information Meeting date of Tuesday, August 16, 2022, at 6:00pm to be held at the Baldwin Community Center was determined. An ad will be placed in The Shopping Guide announcing the Meeting.



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13. **19 Dearborn Rd Property:** After visiting the property, Robert Flint made a recommendation to have the Town owned property burned by the Fire Department as it is unsafe for people to live inside. He noted that at the last Selectmen Meeting, it was discussed that Mr. Libby had asked to make payments to redeem the property. Mr. Flint reported that the Registry of Deeds lists his primary property's mortgage to be in foreclosure and does not feel he has the wherewithal to clean up the Dearborn Road property. He said in addition to destroying the house to keep people out of it, that there is a lot of trash, a pile of old tires and boats that the town will have to invest money into it cleaning it up.

There are currently people living in campers on the property that are not renting. The Selectboard asked CEO, Wes Sunderland to post the property as condemned, put up no trespassing signs to be sure no one enters the house. Wes agreed to post signs, advise people staying on the property to clear out of the house and remove the camper from the property. Robert Flint moved to evict the squatters, destroy the house, and clean up the property. Jim Dolloff seconded the motion. The Select Board voted in favor 3-0.

14. **Ampion Energy:** Robert Flint discussed that he has been looking at the Ampion bills for the town, noting that Ampion was supposed to be giving the town fifteen percent off on electricity. He said the easier way to get a reduced rate on electricity would be to discontinue Ambit as an energy supplier and go to standard offer. In his experience, Ambit offers a good rate for a while, then increases the rate, resulting in a higher rate than the standard delivery option. Robert Flint moved to go back to standard offer delivery on electrical bills. Jim Dolloff seconded the motion. The Select Board voted in favor 3-0

Reminders:

Maine Home Schoolers Meeting- Wednesday, August 3rd 1:00pm-4:00pm

Sand Pond Beach Meeting- Thursday, August 4th @ 6:30pm.

Public Question and Comment:

Kathy Pierce announced that Brown Memorial Library's annual Book Fair is on Saturday, August 13th 9:00am – 3:00pm.

The tent will be set up at 9:00am on the 12th. She said she is picking up raffle prizes if anyone wants to donate or buy raffle tickets, to give her a call.



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Adjournment: Robert Flint moved to go into Executive Session at 6:50pm. James Dolloff seconded the motion. The Selectmen collectively agreed, officially adjourning the public Select Board Meeting.

Executive Session. I move the Selectboard go into executive session pursuant to 1 MRSA Section 405 (6)(A) to discuss personnel matters.

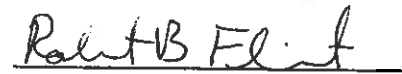
At 6:51pm, Dwight Warren moved to enter the Select Board into executive session. Jim Dolloff seconded the motion. At 7:10pm, Robert Flint voted to move out of Executive Session. Dwight Warren seconded the motion. Selectmen voted 3-0 in favor.

Robert Flint moved to appoint Donald Kent as Code Enforcement Officer. Jim Dolloff seconded motion. Selectmen voted 3-0 in favor.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint