

TOWN OF CHINA

571 Lakeview Drive
China, ME 04358



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China Select Board

Monday – 10/17/2016

6:00 P.M.

Public Hearing – November Ballot Articles

The Public Hearing was opened by the Chair at 6:00 p.m. Board members present were Robert MacFarland, Neil Farrington, Joann C. Austin, Ronald R. Breton, and Irene L. Belanger. Other present were as listed on the attached attendance list, Mary Grow, and the Town Manager.

The Chair read the following ballot questions in order and heard comments and explanations from the Select Board on the ballot questions and received questions and comments from the audience. The proposed changes to the China Land Development Code drew several questions and comments. The China Planning Board proposed the changes and the PB Chair Frank Soares said the changes would bring the town Ordinance into conformity with State guidelines. Attendee Scott Pierz commented that many of the changes affecting properties around the lakes would weaken the current standards and reverse twenty-five years of reasonable stringent regulations, all with the goal of restoring lake water quality.

Two other proposed Ordinances, Question 1 and Question 2 on the ballot, relate to proposed changes in solid waste processing. A major change, according to Committee Chairperson Frank Soares, would be in the days of operation, changing from MWFS to MTFS. This would eliminate the long time period in operations between Saturday and Wednesday when Monday is a holiday.

Three of the questions involved land purchases and reasons for each questions were explained by Board members and all three were endorsed by the Board. Question 4 would buy a parcel of land adjoining the town office property. The question asks voters to take up to \$12,000 from the town's Undesignated/Unrestricted Fund Balance for the acquisition. This parcel to be purchased is envisioned as providing room for expanding the office complex if central facilities are needed. Question 5 asks voters to accept a gift from Wachusett Properties, LLC. It was noted that this property could be the home of a new fire station and that the town could ultimately sell the property if not useful. Selectperson Robert MacFarland said that it could accommodate a small business park. Question 12 asks voters to take up to \$10,000 from the TIF Development Account Fund to purchase a parcel of land currently used for parking at the boat launch on the Causeway Road. The questions asks voters to take up to \$10,000 from the TIF Development Account Fund for this purchase. There would be improvements in the parking and of the processing of run-off in that area. Selectpersons Breton and Austin noted that there would not be any fill-in of the wetland on the property. This property would be significant in the plan for improvements on the Causeway Road.

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The only other ballot question to generate comment was Question 9, asking approval to transfer \$100,000 from China's Unassigned Fund Balance to the town's Capital Equipment Reserve Fund. The Budget Committee recommended "no" on this item and the Budget Committee Chair Robert Batteese said the majority of the BC did not recommend the question because they believe it would reduce the Undesignated Fund Balance Account too much. The Town Manager supported the transfer in his explanation of the reason for the question.

The questions for the Public Hearing were as follows:

Question 1. Shall amendments to the "***Town of China Solid Waste Flow Control Ordinance***" be enacted?

An attested copy of the full text of this Ordinance with amendments/revisions has been posted together with this warrant and is hereby incorporated into this warrant by reference.

Copies are available from the town office or at www.china.govoffice.com.

Question 2. Shall amendments to the "***Town of China Solid Waste Disposal Ordinance***" be enacted?

An attested copy of the full text of this Ordinance with amendments/revisions has been posted together with this warrant and is hereby incorporated into this warrant by reference.

Copies are available from the town office or at www.china.govoffice.com.

Question 3. Shall amendments to the "***Town of China LAND DEVELOPMENT CODE, Chapter 2, LAND USE ORDINANCE and Chapter 11, DEFINITIONS***" be enacted?

An attested copy of the full text of this Ordinance with amendments/revisions has been posted together with this warrant and is hereby incorporated into this warrant by reference.

Copies are available from the town office or at www.china.govoffice.com.

Question 4. To see if the Town will vote to authorize the municipal officers/Select Board to acquire land, more specifically described as Map 38, Lot 010-C, and further to appropriate \$12,000 from the town's Unassigned/Unrestricted Fund Balance for the

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acquisition of the land and further to authorize the Select Board to execute said transaction as they deem in the best interest of the Town of China.

Select Board Recommends: Yes
Budget Committee Recommends: Yes

Question 5. To see if the Town will vote to accept an unconditional gift of land from Wachusett Properties, Inc., more specifically described as Map 63, Lot 008 in the town's tax map records and located off Lakeview Drive, and further to authorize the Select Board to accept a Warranty or Quit Claim Deed on behalf of the town for said described and gifted property.

Question 6. To see if the Town will vote to create a Transfer Station Capital and Equipment Account in the Town of China Reserve Fund and to appropriate the Town of Palermo's \$18,000 Annual Town Contribution for the use of the China Transfer Station for the Account; the Account established for the purpose of major capital purchases or repairs of transfer station buildings and equipment, the funds in which may be used upon a majority vote of a quorum of the Select Board; and further, said appropriation of the Town of Palermo Annual Town Contribution to the Account to continue through the length of the multiple-year agreement (initial 17 year agreement with three 5-year options) between the towns of China and Palermo for Palermo residents' use of the China transfer station.

Select Board Recommends: Yes
Budget Committee Recommends: Yes

Question 7. To see if the Town will vote to appropriate an amount up to \$3,800 from the Unassigned/Unrestricted Fund Balance to conduct a community needs assessment relating to the understanding of the challenges facing older residents as they age in China.

Select Board Recommends: Yes
Budget Committee Recommends: Yes

Question 8. To see if the Town will vote to authorize the Municipal Officers/Select Board to appropriate an additional \$5,000 from Unrestricted/Undesignated Fund Balance for police services.

Select Board Recommends: Yes
Budget Committee Recommends: Yes

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Question 9. To see if the Town will vote to appropriate \$100,000 from the Unassigned/Unrestricted Fund Balance for the Municipal Capital and Equipment Account of the Reserve Fund (established for the purpose of major capital repairs and purchasing and/or repairing vehicles to be used for snow plowing, grading, transfer station operations, and other public purposes), the funds in which may be used upon a majority vote of a quorum of the Select Board.

Select Board Recommends: Yes
Budget Committee Recommends: No

Question 10. To see if the Town will vote to authorize the Select Board to sell to the South China Public Library a Portable Classroom owned by the town for \$1.00 and costs incurred by the town associated with the moving of the portable, said portable to be used for library purposes; offer by the town to the South China Public Library to be valid for 60 days after town vote, if passed; and further to authorize the Select Board to execute the sale and transfer of the portable to the South China Public Library under such terms and conditions as the Select Board deems in the best interest of the Town of China.

Question 11. To see if the Town will vote to appropriate the sum of \$50,000 from the Development Program Fund (established through revenues received from the Central Maine Power/China Lake Tax Increment Financing District and Development Program) for the purpose of Trails Maintenance and Bridge Capital Projects/Repairs associated with the China Four Seasons Club Trails Program; said maintenance and capital projects of the Four Seasons Club to be done on the CMP Powerline in the current fiscal year.

Select Board Recommends: Yes
Budget Committee Recommends: Yes

Question 12. To see if the Town will vote to authorize the Municipal Officers/Select Board to acquire land, more specifically described as Map 63 Lot 059-A, and further to appropriate an amount up to \$10,000 from the Development Program Fund, (established through revenues received from the Central Maine Power/China Lake Tax Increment Financing District and Development Program) for the purpose of acquiring the property, and further to authorize the Select Board to execute said transaction as they deem in the best interest of the Town of China.

Select Board Recommends: Yes
Budget Committee Recommends: Yes

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The Registrar of Voters will hold office hours while the polls are open to correct any error in or change a name or address on the voting list; to accept the registration of any person eligible to vote; and to accept new enrollments.

Date/Time of Processing of Absentee Ballots:

On Saturday, November 5, 2016, 1 hour inspection begins at 9:00 a.m. and the time processing begins is at 9:00 a.m. or immediately following a requested inspection.

On Monday, November 7, 2016, 1 hour inspection begins at 9:00 a.m. and the time processing begins is at 9:00 a.m. or immediately following a requested inspection.

During Election Day, November 8, 2016, absentee ballots will be processed at 8:00 a.m., 10:00 a.m., 12:00 p.m., 2:00 p.m., 4:00 p.m., 6:00 p.m., 7:00 p.m. and 8:00 p.m.

The Chair Robert MacFarland closed the Public Hearing at 7:55 p.m.

Select Board Meeting

Monday – 10/17/2016 – Town Office Meeting Room

7:00 P.M.

Minutes

The Chair opened the meeting and welcomed all remaining in attendance at 7:56 p.m. Board members present were Irene L. Belanger, Robert MacFarland, Neil Farrington, Ronald R. Breton, and Joann C. Austin. Others present were Linda O'Connor, Tom Michaud, Mary Grow and the Town Manager. All present recited the Pledge of Allegiance to the American Flag.

On a motion by Selectperson Ronald R. Breton and a second by Selectperson Neil Farrington, the Board voted 5-0 to accept the minutes of the 10/03/2016 Select Board meeting as presented.

On a motion by Selectperson Ronald R. Breton and a second by Neil Farrington, the Board voted 5-0 to accept China Payroll Warrant #24 for \$22,469.79 and Town Payables Warrant #25 for \$68,601.93 as presented. Selectperson Ronald R. Breton requested that the payroll pay period be designated on the payroll warrants as part of the trio budgeting software. Selectperson Neil Farrington questioned the purchase of jackets and pants with the East Coast Company.

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Unfinished Business:

- **Public Comment:** There was not any public comment at this time. Resident and Transfer Station Committee member Lynne O'Connor commented about the progress in the erecting of the free-for-taking building.
- **Transfer Station Co-Coordinator's Conversation and Organization/Other Reports:** Selectpersons and Co-Coordinator Neil Farrington and Irene L. Belanger noted the upcoming Drug Take-Back day and that Shredding on Site would be there to accept residents' confidential papers for shredding. Palermo residents are invited to participate.
Selectperson Belanger: RSU#18, KVCOG, Economic & Community Development, Mid-Maine Chamber and KRDA Updates – Selectperson Belanger: Selectperson Irene L. Belanger reported the on the current events relating to respective organizations, e.g. on the after-hours event sponsored by the Mid Maine Chamber of Commerce, the Annual Meeting of the MRRA, and the TPII and RSU#18 upcoming Committee meetings.

New Business:

- **Public Comment:** There was not any public comment at this time.
- **Policies and Procedures:** The Board will continually review policies and procedures with the intent of updating any and all that need attention.
- **Maine Council on Ageing Conference – Joann Austin and Neil Farrington:** There was a discussion about conducting a survey at the polls, after people have voted on November 8, 2016, regarding transportation needs of China and area residents of all ages. The KVCAP may be able to provide limited transportation services to area residents if towns participate financially. A proposal from KVCAP will be discussed at the next regional transportation group meeting.

Manager's Communications (Non-Action Items):

- **Public Comment:** There was not any public comment at this time.
- **Committees – Meetings/Updates: Thurston Park II, Economic and Community Development Committee, Transfer Station Committee, Tuesday, October 25, 2016 at 8:30 A.M. in the Town Office, and TIF Committee, Wednesday, November 10, 2016 at 6:30 P.M. in the town office meeting room, and Emergency Preparedness Committee, Tuesday, November ?, 2016 at 10:15 A.M. in the Town Office.** The respective dates, times, and places of the meetings were announced.
- **TIF Information/Conversations:** The Board agreed to have this item on the agenda for continued conversation and clarification.
- **Next Meeting Consideration – Monday, October 31, 2016 to Wednesday, November 2, 2016:** The Board agreed to have their next meeting on Wednesday, November 2, 2016 at 8:00 a.m. in the town office meeting room.
- **HHW Collection Day – Particulars of the Offering:** The summary of the event was noted by Selectperson Irene L. Belanger. Actual costs of the event to China will not be known for a few weeks.

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- **Drug Take-Back Day, Saturday, October 22, 2016:** The event was again noted for public purposes and to encourage participation. Palermo residents have been invited.

In other business:

On a motion by Selectperson Joan C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign the Municipal Officers Return relating to the November 8, 2016 Referendum Election noting that they have held the appropriate Public Hearings on the proposed ballot questions.

There will be a Trunk-Or-Treat event at the town office parking lot on Monday, October 31, 2016; the regularly SB meeting will therefore be rescheduled for Wednesday, November 2, 2016 at 8:00 a.m. in the town office meeting room; and that Selectpersons Austin and Belanger will be working on a survey of local transportation needs to be distributed at the polls on November 8, 2016.

On a motion by Selectperson Ronald R. Breton and a second by Selectperson Joann C. Austin, the Board voted 5-0 to adjourn at 8:25 p.m.

Respectfully submitted,


Irene L. Belanger, Secretary
China Select Board

Board of Assessors' Meeting
10/17/2016
Monday Evening

The Chair opened the Assessors meeting at 8:26 p.m. Board members present were Irene L. Belanger, Robert MacFarland, Neil Farrington, Ronald R. Breton, and Joann C. Austin. Others present were Mary Grow and the Town Manager.

Agenda

1. Abatements and/or Supplemental Tax Assessments: On a motion by Selectperson Irene L. Belanger and a second by Selectperson Ronald R. Breton, the Board voted 4-0-1(Austin) to accept the recommendation of the Assessors' Agent and deny the abatement requests as presented. Copies of the respective applications are on file at the town office.

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On a motion by Selectperson Irene L. Belanger and a second by Selectperson Ronald R. Breton, the Board voted 5-0 to accept the recommendation of the Assessors' Agent and accept the abatement requests as presented. Copies of the respective applications are on file at the town office.

2. Other Items: Selectperson/Assessor Ronald R. Breton noted the difficulty in hearing the events of the evening and suggested that the tables be set-up further away from the operating machines/coolers near the school kitchen.
3. Adjourn: On a motion by Selectperson/Assessor Joann C. Austin and a second by Selectperson/Assessor Irene L. Belanger, the Board adjourned at 8:40 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Irene L. Belanger".

Irene L. Belanger, Secretary
China Select Board/Assessor