

TOWN OF CUSHING
BOARD OF
SELECTMEN

Minutes of Meeting

February 12, 2018
Cushing Community Center

Selectmen Present: Chair Alton Grover, Selectmen Danny Staples, Laurie Haynes, Heidi Alley, Martha Marchut

Selectmen Absent: none

Staff Present: Cushing Town Clerk Lisa Young

Public Present: Cushing taxpayers Patrick and Carol Cardon, Alan and Monika Magee, Crystal Robinson, Kristi Niedermann, Dan Remian, and Robert Ellis

0. Open Discussion none

1. Call to Order: Chair Alton Grover called the meeting to order at 6:26 P.M., following the Public Hearing.

2. Pledge of Allegiance was recited.

3. Approve and Sign the Warrant:

ACTION: Selectman Dan Staples made a motion, seconded by Selectman Laurie Haynes, to approve 2018 Warrants 5 and 6.

Discussion: none

Motion Carried 5-0-0

4. Approve Minutes of the 1/22/18 Meeting:

ACTION: Selectman Laurie Haynes made a motion, seconded by Selectman Heidi Alley, to approve the Minutes of the 1/22/18 meeting as amended.

Discussion: Minor errors in name spellings and type-os were corrected.

Motion Carried 5-0-0

5. Additions and Changes to the Agenda:

5a. Transfer Station Update

ACTION: None taken.

Discussion: Martha Marchut reported that it may be six months before [there is a final draft of the Transfer Station Ordinance and the Shared Services Agreement?]. Apparently, the drafts are currently in the hands of Waldoboro's attorney. Martha said "When we get word back, they will have a meeting that the Selectmen can attend." Martha will let them know. Danny Staples commented that there had been an April 1st deadline that the committee apparently was going to miss. Heidi Alley remembered that the committee had put a

contingency plan in case. Monika Magee said there had been talk of the three-town Recycling Committee representatives visiting the site at some point. Martha said she'd keep everyone posted.

6. Unfinished Business:

6a. Update on Foreclosures

ACTION: [Informal] Selectmen agreed to contact MMA regarding the legality/advisability/precedent of allowing a foreclosed-upon owner access to her former property to collect personal property inside.

Discussion: Regarding property on River Road that Cushing recently foreclosed on, Treasurer Lisa Young had followed up with Bank of America about a mortgage lien the Town thinks BOA also has on the same property. Lisa reported that she had finally been able to reach a BOA representative, who could find no information about the property at all. The Selectmen wondered why they had seen BOA's sign (and padlock) on the door to the property. Selectmen Heidi Alley suggested that maybe BOA had the wrong house. Selectman Laurie Haynes commented that the Board had done its due diligence, and the Board agreed.

Regarding foreclosed-upon property on Sheep Point Road, the former owner had been in communication with Treasurer Lisa Young about traveling from out of state to collect personal belongings from inside the house. Heidi Alley questioned the legality of allowing the previous owner to do this, and suggested they should contact MMA. Laurie Haynes thought the Selectmen could decide whether or not to be lenient in this situation.

Selectman Martha Marchut followed up with information about a bill Maine Governor Paul LePage had proposed to help elderly people stay in their homes. She read from a news report, quoting LePage: "I submitted a bill to protect the elderly from tax lien foreclosures. It would help protect elderly Mainers on fixed incomes from losing the equity in their home when they have trouble keeping up with ever-rising property taxes." Martha said she would give the Selectmen a copy. She mentioned that MMA is opposed, possibly because it would take money out of the pockets of Towns. She said that what LePage proposes is that when property is foreclosed, the former owner would only be responsible for the amount owed to the Town, and the rest of the [value of the home] would be returned to the property owner. Treasurer Lisa Young pointed out that, historically, it had not been the elderly who had been foreclosed on. Selectmen Laurie Haynes mentioned that Cushing's foreclosures under discussion had been either unoccupied or second homes.

6b. Good Neighbor Park Update

ACTION: none taken

Discussion: None. Danny Staples commented that the item had been discussed in the Public Hearing preceding the current meeting, and it would be redundant to take it up in the Selectman meeting.

7. New Business:

7a. Review and Set the 2018 Interest Rates for Unpaid Taxes and Abated Taxes

ACTION: Selectman Danny Staples made a motion to set the 2018 interest rate for unpaid taxes at 6% and the 2018 interest rate for abated taxes at 2%. Selectman Martha Marchut seconded.

Discussion: The Selectmen commented that the state maximum interest rate is 8%, that, in previous years including 2017, Cushing had set the rate for unpaid taxes at 6% and for abated taxes at 2%.

Motion Carried 5-0-0

7b. Approve and Sign the 2018 Warrant

ACTION [1]: Selectman Danny Staples made a motion to move an additional \$116,000 collected from vehicle excise tax, to the Town road maintenance account. Selectman Laurie Haynes seconded.

Discussion: Selectman Danny Staples commented that there was extra money in the [vehicle] excise tax account, money that was slated to go to roads. He suggested putting the money in the Town road maintenance account so that possibly three roads could be repaired this year. Selectman Laurie Haynes commented that the Warrant would have to be changed, and Lisa Young said this had just been done.

Motion Carried 5-0-0

ACTION [2]: Selectman Danny Staples made a motion to approve the 2018 Town Warrant as amended above in [7b], **ACTION [1]**. Selectman Martha Marchut seconded.

Discussion: Lisa Young commented that the Town Report, of which this item is a part, would go to press the next day.

Motion Carried 5-0-0

8. Comments from Citizens: Cushing taxpayer Patrick Cardon thanked the Selectmen for the work that they do for the Town, especially regarding what he called "ticklish" issues. The Selectmen thanked him.

9. Adjournment:

ACTION: Selectman Alton Grover made a motion, seconded by Selectman Danny Staples, to adjourn at 6:45 p.m.

Motion Carried 5-0-0

Respectfully submitted,

Katherine Hoyt,
Deputy Town Clerk