

BUCKSPORT TOWN COUNCIL MEETING
6:00 P.M., THURSDAY, JUNE 22, 2017
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE
AGENDA

- 1. Call Meeting To Order**
- 2. Roll Call**
- 3. Presentation of any Town Council Recognitions**
- 4. Consider minutes of previous meetings**
- 5. Receive and review correspondence and documents**
- 6. New Ordinances to Consider/Introduce**
- 7. Discussion Items (Manager Clarification and Direction, or Council Discussion and/or Input on Issues)**
- 8. Agenda Items**
 - a. To adopt Resolve #2017-82 to set the 2017-18 mil rate at \$16.40.
 - b. To adopt Resolve #2017-83 to set interest rate and dates when interest is due and payable on 2017/18 property taxes.
 - c. To adopt Resolve #2017-84 to award gas/oil contract to Dead River for the 2017/18 fiscal year
- 9. Resignations, Appointments, Assignments, and Elections**
- 10. Approval of Quit Claims, Discharges, and Deeds**
- 11. Town Manager Report**
- 12. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits**
 - a. Public Hearing to consider “Extension of the Moratorium Ordinance on Retail Marijuana Establishments and Retail Marijuana Social Clubs adopted on January 26, 2017.”
 - b. Beer/Liquor License(s) for 225th Celebration
- 13. Discussion of Items Not on the Agenda for Council and Public**
- 14. Upcoming Public Hearings, Designation of Topics for Committee Assignment, and Scheduling of Committee Meeting**
- 15. Adjournment**

RESOLVE #2016-82 TO SET THE MIL RATE FOR 2017-18 AT \$16.40 PER THOUSAND

Whereas the Bucksport Town Council adopted the general fund budget on June 15, 2017, and

Whereas the budget adopted requires an amount of \$7,000,855 to be raised for education, municipal, county, and TIF appropriations, and

Whereas based on the current municipal taxable valuation of \$443,503,479 the mil rate can be from 15.79 to 16.57, and

Whereas the Council desires to reduce the mil rate from the 2016-17 rate, but also to maintain a healthy fund balance as a 'safety net',

Be it resolved by the Bucksport Town Council in Town Council assembled to approve the mil rate for 2017-18 real estate and personal property taxes at \$16.40 per thousand.

Acted on June 22, 2017

Yes _____ No _____ Abstained _____

Attested by: Kathy Downes, Town Clerk



Town of Bucksport, Maine

ASSESSOR'S OFFICE

PO Drawer X
Bucksport, ME 04416
(207) 469-7949

jfitzgerald@bucksportmaine.gov

MEMORANDUM

TO: Town Manager and Town Council
FROM: Jef Fitzgerald, Tax Assessor
DATE: June 14, 2017
REGARDING: **Proposed 2017-18 mil rate for Bucksport**

The table below shows the factors that are contributing to the proposed mil rate.

2016-17 mil rate:	16.50	<i>Created an overlay of \$310,540.</i>
2017-18 RSU budget:	+0.31	\$138,612 appropriation increase
2017-18 Other Revenues:	+0.13	\$54,868 decrease (may include reserves)
2017-18 Municipal budget:	-0.18	\$76,836 appropriation decrease
2017-18 State payments	-0.16	+\$70,648 - Rev. sharing, Homestead, BETE
<u>2017-18 Valuation Base</u>	<u>-0.10</u>	<u>\$1.87 MM gain in net value, see below.*</u>
2017-18 mil rate:	16.40	<i>Creates an overlay of \$272,602.</i>
Overall Change	-0.10	<i>(Almost all in the overlay reduction)</i>

*Valuation/Homestead changes: The overall net valuation base increase was less than 1%, but there were again some major changes from the previous year. For 2017-16, there is a \$20,000 Homesteads Exemption at a new 62.5% State reimbursement rate. Homestead exemptions account for an almost 6 million dollar drop in taxable valuation from last year's \$15,000 maximum per dwelling. All of this year's increase in the exemption is paid for by the State. Other valuation losses were realized by depreciation of large assets, conversion to Current Use Programs (Tree Growth, Farmland and Open Space) and a few residential and commercial buildings being removed. Gains in value included new power line infrastructure, several new commercial buildings, seven new dwellings, plus additions, renovations, outbuildings and land divisions. "Sudden & Severe" adjustments made to the town's State Valuation last year continue to help with school funding, revenue sharing and county taxes.

2017-18 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Town of Bucksport

Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Local taxable real estate valuation	1	\$355,206,650	
2. Local taxable personal property valuation	2	\$69,763,321	
3. Total taxable valuation (Line 1 plus line 2)	3	\$424,969,971	(should agree with MVR Page 1, line 11)
4. Total of all homestead exempt valuation	4(a)	\$24,176,000	(should agree with MVR Page 1, line 14f)
Total of all Homestead Exempt Valuation multiplied by 62.50%	4(b)	\$15,110,000	
5. Total of all BETE exempt valuation (*Enhanced BETE Calc sheet'J12)	5(a)	\$5,824,956	
Enhanced total of all reimbursable BETE exempt valuation (*Enhanced BETE Calc sheet'J50:J50, Line 4.a)	5(b)	\$3,423,508	
6. Total valuation base (Line 3 plus line 4(b) plus line 5)	6	\$443,503,479	

ASSESSMENTS

7. County tax	7	\$186,625.00	
8. Municipal appropriation	8	\$5,062,193.00	
9. TIF financing plan amount	9	\$6,157.00	
10. Local education appropriation (Local share/contribution) (Adjusted to municipal fiscal year)	10	\$4,487,571.00	
11. Total appropriations (Add lines 7 through 10)	11	\$9,742,546.00	

ALLOWABLE DEDUCTIONS

12. State municipal revenue sharing	12	\$300,000.00	
13. Other revenues: All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do Not Include any Homestead or BETE Reimbursement)	13	\$2,441,691.00	
14. Total deductions (Line 12 plus line 13)	14	\$2,741,691.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$7,000,855.00	

16.	\$7,000,855.00 (Amount from line 15)	x	1.05	=	\$7,350,897.75	Maximum Allowable Tax
17.	\$7,000,855.00 (Amount from line 15)	+	\$443,503,479 (Amount from line 6)	=	0.01579	Minimum Tax Rate
18.	\$7,350,897.75 (Amount from line 16)	+	\$443,503,479 (Amount from line 6)	=	0.01657	Maximum Tax Rate
19.	\$424,969,971.00 (Amount from line 3)	x	0.01640 (Selected Rate)	=	\$6,969,507.52 (Enter on MVR Page 1, line 13)	Tax for Commitment
20.	\$7,000,855.00 (Amount from line 15)	x	0.05	=	\$350,042.75	Maximum Overlay
21.	\$15,110,000 (Amount from line 4b.)	x	0.01640 (Selected Rate)	=	\$247,804.00 (Enter on line 8, Assessment Warrant)	Homestead Reimbursement
22.	\$3,423,508 (Amount from line 5b.)	x	0.01640 (Selected Rate)	=	\$56,145.53 (Enter on line 9, Assessment Warrant)	BETE Reimbursement
23.	\$7,273,457.06 (Line 19 plus lines 21 and 22)	-	\$7,000,855.00 (Amount from line 15)	=	\$272,602.06 (Enter on line 5, Assessment Warrant)	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

RESOLVE #R-2017-83 TO SET INTEREST RATES TO BE PAID FOR TAXES UNPAID

Whereas, municipalities may, by vote, determine the rate of interest that shall apply to taxes that become delinquent during taxable year 2017-2018 (2018 taxes) until those taxes are paid in full; and,

Whereas, the maximum rate of interest that can be charged per Title 36, M.R.S.A. Section 505.4 (A) is 7%.

Be it Resolved by the Bucksport Town Council in Town Council assembled that interest shall be charged at the rate of 4% per annum for unpaid taxes, such interest to begin for the first 50% of the tax due on September 1, 2017 and on the remaining 50% on April 1, 2018.

Acted on June 22, 2017

Yes _____ No _____ Abstained _____

Attested by:

Kathy Downes, Town Clerk

**RESOLVE #R-2017-84 TO APPROVE A CONTRACT GAS AND DIESEL FOR THE
2017-18 FISCAL YEAR**

Whereas, the Town of Bucksport and RSU 25 cooperatively seek bids for the provision of gas and road diesel on an annual basis, and

Whereas, the bid process resulted in four bidders, only one of which identified a fixed price for the provision of diesel fuel, and

Bidder	Gas - rack plus	Diesel - rack plus	Gas Fixed	Diesel Fixed
RH Foster - Hampden	0.105	0.105	n/a	1.88024
Irving Energy -	n/a	0.335	n/a	n/a
Dysarts	0.14	0.14	n/a	1.9341
Dead River	0.109	0.109	n/a	1.8355

Whereas, the Town and RSU 25 wish to have a known budget figure for the 2017/18 budget for diesel fuel, and

Whereas, the fixed diesel price from Dead River is lower than current pricing, and

Whereas, the gasoline price bid at .109 over rack is competitive with the other three bidders, and lower than the current pricing, and

Whereas no bidders provided fixed pricing for gasoline, and the Town wishes to award to one vendor for both commodities,

Be it resolved by the Bucksport Town Council in Town Council assembled to award the diesel and gas contract to Dead River for the 2017/18 fiscal year, with a maximum fixed price for diesel of \$1.8355 per gallon and a gas price of .109 over rack.

Acted on June 22, 2017

Yes ___ No ___ Abstained ___

Attested by: Kathy Downes, Town Clerk

Shall an **Emergency Ordinance** be introduced, titled "Extension of the Town of Bucksport Moratorium Ordinance On Retail Marijuana Establishments and Retail Marijuana Social Clubs adopted on January 26, 2017" such Ordinance being for the purpose of extending a temporary prohibition on retail marijuana establishments and retail marijuana social clubs, land uses the Bucksport Town Council has determined will pose a public emergency affecting life, health, property or the public peace if permitted under the current requirements of the Bucksport Town Code.

The Ordinance shall read as follows:

WHEREAS, the "Marijuana Legalization Act," has become law in Maine, effective January 30, 2017; and

WHEREAS, the Town of Bucksport adopted a Moratorium Ordinance On Retail Marijuana Establishments and Retail Marijuana Social Clubs in accordance with State Law and the Bucksport Town Charter on January 26, 2017, effective as of January 1, 2017, and incorporated by reference herein; and

WHEREAS, the Moratorium is in effect for 180 days and will expire on June 29, 2017; and

WHEREAS, Title 30-A §4356 allows an adopted moratorium to be extended after notice and hearing, provided that the municipality finds that the problem giving rise to the need for the moratorium still exists and reasonable progress is being made to alleviate the problem; and

WHEREAS, the problem giving rise to the need for the adopted Moratorium, as identified in the Moratorium, still exists; and

WHEREAS, the Town is making reasonable progress to alleviate the problem and is amending the Town's Land Use Ordinance to identify retail marijuana establishments and retail marijuana social clubs as prohibited land uses in the Town of Bucksport; and

WHEREAS, the ordinance amendment will completely alleviate the problem identified in the adopted Moratorium, but the amendment process will not be completed before the expiration date of the adopted Moratorium; and

WHEREAS, the extension of the adopted Moratorium is intended to address a public emergency affecting life, health, property or the public peace, as provided for in the Bucksport Town Charter, Section 2.14, and will thereby become effective upon enactment by the Town Council;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Bucksport, that the Moratorium Ordinance On Retail Marijuana Establishments and Retail Marijuana Social Clubs adopted on January 26, 2017, be extended for a period of 180 days, effective June 29, 2017.

Acted on _____

Yes ____ No ____ Abstained ____ (Members Absent: ____)

Attested by: Kathy Downes, Town Clerk
