

**HOLDEN TOWN COUNCIL  
REGULAR MEETING  
Monday, July 17, 2023  
Holden Municipal Building  
6:00 P. M.**

**MINUTES**

**A. Call to Order**

Vice-Chairperson Copeland called the meeting to order at 6:00 p.m.

**Members present:** Thomas Copeland, Vice-Chairperson; Ellen Campbell, Councilor; Joel Dearborn, Councilor; David Hawes, Councilor.

**Others present:** Benjamin R.K. Breadmore, Town Manager; Andy Whitehouse, Police Lt.; Darrin Gray, Public Works Director; Tressa Smith, Finance Director; Ronda J. Hogan, Town Clerk; Wayne Nason, Chip Haskel.

**B. Pledge of Allegiance**

**C. Moment of Silence**

**D. Public Comment**

Councilor Copeland reminded people that there is a planning meeting coming up for the new first responder's memorial and any and all input is welcomed.

**1. Public Hearing**

There was none.

**2. Approval of Minutes for June 14, 2023 Regular Meeting of the Town Council.**

Councilor Dearborn moved to accept the minutes of the June 14, 2023, Regular Meeting of the Town Council. Councilor Campbell seconded the motion and the motion passed by a unanimous vote of 4-0.

**3. Consent Agenda**

**A. Financial Warrants**

Councilor Hawes moved to accept the financial warrants as presented. Councilor Campbell seconded the motion; it passed by a unanimous vote of 4-0.

**B. Department Reports**

Councilor Campbell moved to accept the Department Reports as submitted. Councilor Dearborn seconded the motion; it passed by a unanimous vote of 4-0.

**C. School Board Update**

There was no school board update.

**D. Recognitions**

Vice-Chairperson Copeland and the Town Council recognized Myerowitz Chiropractic for the month of July.

**4. Old Business**

There was no old business.

**5. New Business**

**A. Mobile Home Park License Renewal**

Councilor Dearborn moved to approve the application for Cedar Haven Mobile Home Park license. Councilor Campbell seconded the motion; it was approved unanimously 4-0.

**B. Property Tax Abatement for prior 3 years**

Councilor Campbell moved to approve the abatement for Wayne C. Tripp put before the Council by Holden Tax Assessor. Councilor Hawes seconded the motion; it was approved unanimously 4-0.

**C. Discussion concerning Town-Wide Revaluation**

Millard Billings, Tax Assessor for the Town of Holden discussed with the Council the options regarding the timeline for the upcoming Town-wide revaluation. The Council is requesting the town staff to see if a contractor for the revaluation is available and if they are available to book for next year. Any action was tabled for a later date.

**D. Set the FY 2023-2024 tax mil rate**

Councilor Dearborn moved to set the FY 2023-2024 tax mil rate as 18.35, a mill rate increase of .50 with the difference made up by the Fund Balance. Councilor Campbell seconded the motion; it passed unanimously by a vote of 4-0.

**E. Establish Tax Due Dates**

Councilor Campbell moved to set the tax due dates as September 15, 2023 and March 15, 2024 as recommended by the tax assessor. Councilor Hawes seconded the motion; it passed unanimously by a vote of 4-0.

**F. Set Interest Rates for Delinquent Taxes**

Councilor Campbell moved to use 7% as the rate of interest for 2023 delinquent taxes. Councilor Hawes seconded the motion; it passed unanimously by a vote of 4-0.

**G. 906 Order**

Councilor Dearborn moved to accept 36 M.R.S.A §906. Councilor Hawes seconded the motion; it passed unanimously by a vote of 4-0.

**H. Pre-Paid Taxes**

Councilor Campbell moved to set the interest rate at 0% for taxes paid in advance. Councilor Dearborn seconded the motion; it passed unanimously by a vote of 4-0.

**I. Overpayment of Taxes**

Councilor Campbell moved to set the interest rate at 0% for any overpayment of taxes in 2023-2024. Councilor Hawes seconded the motion; it passed unanimously by a vote of 4-0.

**J. Paving at the Town Office**

Councilor Dearborn moved that the Council approve B&B Paving to perform additional work at the Town Office utilizing the Road Improvement Reserve funds to make up the anticipated \$15,593.

Councilor Hawes seconded the motion; it passed by unanimously by a vote of 4-0.

**K. Impact Fee discussion on Wayne Nason Proposal**

Chip Haskell, legal representation for Wayne Nason briefed the Council on a project Mr. Nason would like to develop in Holden. Mr. Nason would like to construct a 55+ Housing Community and is curious if it would be possible to wave the school portion of the impact fee, greatly reducing the cost of his project. The basis of this request is that by 55 years of age, his tenants will most likely not have children that will be in the school systems. The Council listened to the request and would like to do a bit of research including speaking with the Town Attorney and then get back with Mr. Nason.

**6. Other Business (By Unanimous Consent)**

There was none.

**E. Adjournment**

Councilor Hawes made a motion to adjourn at 6:40 pm, Councilor Dearborn seconded the motion. The motion passed by a unanimous vote of 4-0.