



**Veazie Town Council**

**Regular Meeting**

**November 25, 2013**

**AGENDA**

- ITEM 1:** Call to Order
- ITEM 2:** Secretary to do the Roll Call
- ITEM 3:** Pledge of Allegiance
- ITEM 4:** Consideration of the Agenda
- ITEM 5:** Approval of the November 12<sup>th</sup>, 2013 Council Meeting Minutes.
- ITEM 6:** Comments from the Public

**New Business:**

- ITEM 7:** Retired Fire Chief Presentation
- ITEM 8:** Discussion with Sewer District Trustees
- ITEM 9:** Presentation – Assessing Dept.
- ITEM 10:** Presentation - Recreation Dept.
- ITEM 11:** Presentation - Conservation Commission
- ITEM 12:** Arbor Day Proclamation

**Old Business:**

- ITEM 13:** Presentation - Med-A-Vision
- ITEM 14:** Manager's Report
- ITEM 15:** Comments from the Public
- ITEM 16:** Requests for information and Town Council Comments
- ITEM 17:** Review & Sign of AP Town Warrant #10, and # Town Payroll #10. Veazie School Payroll Warrant #11 and Veazie School Warrant #11
- ITEM 18:** Adjournment

**Joseph Friedman**  
1 Veazie Villas  
852-0933

**Karen Walker**  
1002 Mutton Ln  
947-0458

**Robert Rice**  
1116 Buck Hill Dr  
942 -3064

**Tammy J. Perry**  
5 Prouty Drive  
947-9624

**Chris Bagley**  
16 Silver Ridge  
907-4820

# **Agenda Items For November 25, 2013 Council Meeting**

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Item 7: Retired Fire Chief Martin will be with us this evening to receive recognition for the many years of dedicated service that he provided to the Town of Veazie.

Item 8: Chair of the Sewer Board of Directors Robert Tomilson will be with us this evening in response to an invite that had been requested by the Council

Item 9: Assessor Ben Birch and Lillian Smith who is the Assessor's Assistant who has been assigned to the Town of Veazie. They will be with us this evening to make a presentation on the Assessing Department at the request of the Council as we begin preparation for the FY 14-15 Budget process

Item 10- Recreation Director Robert Young will be with us this evening to make a presentation on the recreation department at the request of the Council as we begin the preparation for the FY 14-15 Budget process

Item 11- Chairperson Donald MacKay of the conservation commission will be with us this evening to make a presentation to the Council as we begin preparation for the FY 14-15 Budget process

Item 12- Chairperson Perry will proclaim November 26 as Arbor Day for the Town of Veazie.

Item 13- Carl McNally will be back with us this evening to make a follow up on a presentation that he had previously made to the Council on Health Care.

Veazie Town Council Meeting  
November 12th, 2013

**Members Present:** Chairman Tammy Perry, Councilor Chris Bagley, Councilor Karen Walker and Councilor Robert Rice, Manager Mark Leonard, Secretary Julie Strout, Sabrina Dixey, Laura Freeman, Hannah Scribner, Kasey Ladd, Tiffany Bishop and Ariel Murphy from UM School of Nursing, Town Auditor Craig Costello, John McCormack, Ken Borneman and Dennis Cross from the Orono/Veazie Water District, Chris Cronan, John Manter and Suzanne Malis-Andersen from the Planning Board and various members of the public.

**Members Absent:** Councilor Joseph Friedman

**ITEM 1: Call to order**

Chairman Tammy Perry called the meeting to order at 6:32pm.

**ITEM 2: Secretary to do the roll call:**

Councilor Joseph Friedman was absent and excused.

**ITEM 3: Pledge of the allegiance:**

**ITEM 4: Consideration of the Agenda**

Manager Leonard wanted to add in Item #5 the approval on the Oct 28<sup>th</sup> Council workshop minutes, add in Item #17 Veazie School Payroll Warrant #10a and to add #13a as GA ordinance approval.

**ITEM 5: Approval of the October 28th 2013 Council Meeting Minutes and Council Workshop Minutes.**

Councilor Karen Walker made a motion, seconded by Councilor Robert Rice to accept the October 28th 2013 Meeting Minutes as written. Voted 4-0-0. Motion carried. Councilor Chris Bagley made a motion, seconded by Councilor Karen Walker to accept the October 28<sup>th</sup>, 2013 Council Workshop Minutes as written. Voted 4-0-0. Motion carried.

**ITEM 6: Comments from the Public.**

None

## **New Business:**

### **ITEM 7: UMO School of Nursing presentation**

UMO School of Nursing students gave their presentation on THM's in the town water.

### **ITEM 8: Discussion with the Water District**

Dennis Cross discussed the water process and answered questions from the Councilors and town residents.

### **ITEM 9: Planning Board Appointment**

Councilor Chris Bagley made a motion, seconded by Councilor Karen Walker to appoint Anthony Cappuccio to the Planning Board. Voted 4-0-0. Motion carried.

### **ITEM 10: Discussion with Planning Board**

Chris Cronan discussed the planning board process and answered questions from the Councilors and the town residents.

### **ITEM 11: Audit Presentation**

Town Auditor Craig Costello reviewed the audit with the Councilors and answered questions.

### **ITEM 12: MRC Board of Directors Election Ballot**

Councilor Chris Bagley made a motion, seconded by Councilor Karen Walker to authorize Manager Mark Leonard to vote for one candidate for the MRC Board of Directors. Voted 4-0-0. Motion carried.

## **Old Business:**

### **ITEM 13: Grounds Maintenance bid award**

Councilor Robert Rice made a motion, seconded by Councilor Karen Walker to accept The By Us Co. for years 2014 and 2015 to fulfill our ground maintenance contract at a cost in 2014 in the amount of \$9250.00 and 2015 in the amount of \$9250.00.

Voted 4-0-0. Motion carried.

### **ITEM 13a: GA Ordinance**

Councilor Karen Walker made a motion, seconded by Chris Bagley to accept the new GA Ordinance. Voted 4-0-0. Motion carried.

**ITEM 14: Manager's Report**

Manager Mark Leonard reviewed his report with the Councilor's.

**ITEM 15: Comments from the Public**

There were several comments made from the public.

**ITEM 16: Requests for information and Town Council Comments**

The Councilors would like Manager Leonard to obtain a copy of the school policy regarding the gym and to contact the DEP to possibly have a follow up discussion on THM's.

**ITEM 17: Review & Sign of AP Town Warrant #9 and Town Payroll #9 and Veazie School Payroll Warrant #10, #10a and Veazie School Warrant #10.**

The warrants were circulated and signed.

**ITEM 18: Adjournment**

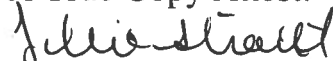
Councilor Chris Bagley motioned to adjourn

Councilor Robert Rice seconded. No discussion. Voted 4-0-0

Motion carried.

Adjourned at 8:38 pm

A True Copy Attest:



Julie L Strout

Deputy Town Clerk



## MEMORANDUM

ITEM # 9

To: Veazie Town Council  
CC: Mark Leonard, Veazie Town Manager  
FROM: Benjamin F. Birch, Jr., Assessor  
Date: November 12, 2013

*Benjamin F. Birch Jr*

### **RE: Assessor's Update as of November 12, 2013**

As you may recall, in the past, I provided information from the Office of the Federal Housing Enterprise Oversight (OFHEO) recent releases. We have continued to collect and analysis information on residential home sales. **The Housing Market continues to show improvement.**

#### **A. Office of the Federal Housing Enterprise Oversight (OFHEO) recent news release:**

1. September 24, 2013: FHFA House Price Index Up 1.0 Percent in July.  
U.S. house price appreciation continued in July 2013, rising 1.0 percent on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The July HPI change marks the eighteenth consecutive monthly price increase in the purchase-only, seasonally adjusted index. The previously reported 0.7 percent increase in June remained unchanged.

The HPI is calculated using home sales price information from mortgages either sold to or guaranteed by Fannie Mae and Freddie Mac. Compared to July 2012 house prices were up **8.8 percent** in July. The U.S. index is **9.6 percent** below its April 2007 peak and is roughly the same as the March 2005 index level.

The Office of the Federal Housing Enterprise Oversight (OFHEO) Quarterly Report dated August 22, 2013. U.S. House Prices Rose 2.1 Percent in Second Quarter 2013. The quarterly report showed that Portland-South Portland home prices were up 1.81% for the year, Lewiston-Auburn home prices were up 2.20% and Bangor's home prices were up 4.28%.

#### **B. Maine Real Estate Information System, Inc.:**

1. South Portland (July 22, 2013) Maine Real Estate Sales Up 6.42 Percent; Prices Increase 4.84 Percent. Motivated buyers and sellers, coupled with historically low interest rates, led to a 6.42 percent rise in sales in Maine's single-family, existing homes in June.

The National Association of Realtors reported a national single-family existing home sales increase of 14.5 percent last month, compared to stats from last June. The national MSP rose 13.2 percent to \$214,700. Regionally, sales in Northeast were up 16.7 percent and the regional MSP of \$270,400 reflects a 6.8 percent increase.

2. South Portland (August 21, 2013). Maine Real Estate Sales Jump 31% in July. Sales of single-family existing homes in Maine rose by impressive double-digits last month. According to sales statistics release by Maine Listings, Realtors sold 1,426 homes in July, up 31.31 percent from July 2012. The median sales price (MSP) increased 4.68 percent to \$179,000.

Nationally, sales of single-family existing homes were up 16.4 percent last month. The National Association of Realtors reported a national MSP of \$214,000 – a 13.5 percent rise in 12 months. Sales in the Northeastern U.S. jumped 20.3 percent, while the regional MSP increased 6.7 percent to \$271,000

3. South Portland (Sept. 19, 2013) Maine Real Estate Sales Up 20 Percent; Prices Climb 7.06 Percent in August. Buyers and sellers of Maine real estate are showing continued interest in single-family existing homes across the state. According to Maine Listings, sales jumped 20 percent in August. The median sales price (MSP) for the 1,506 homes sold last month reached \$182,000 – an increase of 7.06 percent.

The National Association of Realtors today reported that single-family existing home sales across the country rose 12.8 percent in August, and the national MSP of \$212,200 represents a 14.4 percent price increase. Regionally, sales in the Northeast rose 12.7 percent and the regional MSP increase 7.6 percent to \$268,800.

4. South Portland (Oct. 21, 2013) September 2013 Maine Real Estate Sales Jump 24.59 Percent over September 2012. For the third consecutive month, sales of single-family existing homes resulted in a double-digit statistical gain over the prior year. Maine Listings today reported that 1,307 homes changed hands in September a 24.59 percent jump compared to the same month one year ago. Statewide, the median sales price for those homes increased 1.76 percent to \$173,000.

According to the National Association of Realtors, home sales across the country during September 2013 rose by 10.9 percent over September 2012. The national MSP increase 11.4 percent to \$199,300 in September. Regionally, home sales in the Northeast jumped 15 percent, and the regional MSP of \$240,900 reflects a 2.3 percent rise in prices from a year ago. Exhibit B attached

### **C. Proposed 2014 State Valuation.**

Pursuant to 36 M.R.S.A. §208, notice of the proposed 2014 State Valuation of municipalities located in your county is given as shown on the enclosed list. The valuations represent the full equalized value of all **taxable property** in each municipality as of **April 1, 2012** while incorporating sales data from 2011 and 2012.

The preliminary 2014 State Valuation report for Veazie was prepared by Mike Rogers, Supervisor Municipal Services Property Tax Division. Bangor's proposed 2014 State Valuation is **\$226,950,000**. This is a slight increase from the previous year's State Valuation of \$225,350,000.



#### **D. Special Interest Items:**

➤ **Uncertainties regarding Washington policymaking.**

The recent “government shutdown” did have an effect on our local real estate activities. According to several Realtors whom I spoke with said their sales activities came to a sudden abrupt halt. This will be revealed in next month’s Maine Real Estate Information System, Inc. report.

➤ **Assessing Issues for the Upcoming Tax Year are:**

1. It is highly likely that revenue sharing will be an issue again next year. Speaking with the State Treasurer’s Office this week, actual revenue numbers for FY15 are not available now, but they are anticipating the shortfall for FY15 to be similar to FY14.

**Importance Notice:** Revenue sharing projections are based upon the most recent revenue forecast available at the time of publication. The States Revenue Forecasting Committee may reconvene at any time and issue a revised forecast. Revenue sharing receipts to Municipalities almost certainly will differ from projections as distributions are base upon actual tax revenue received and not on projected revenues.

2. BETR/BETE Conversion Task Force. The task force is charged with reviewing options for transitioning business equipment covered under the BETR program to the Business Equipment Tax Exemption (BETE) program and the financial impacts of this transition on program recipients, municipal budgets, the state budget and the larger business investments. The Task Force must report its findings to the Taxation Committee no later than Dec.1, 2013. Bangor has \$22,791,900 in BETR that might be switched to BETE. This means that Bangor would only get 60% of the tax dollars.
3. Nonprofit Tax Review Task Force. The task force is charged with (1) evaluating the desirability for imposing a temporary assessment on certain nonprofits organizations to annually generate \$100 million in revenues; (2) studying how other states treat nonprofit organizations with respect to the application of service charges, payments in lieu of taxes and property taxes; and (3) preparing a report that includes recommendations for: (a) identifying the nonprofit organizations impacted by the land, building and equipment value based assessment; (b) developing a method for calculating the assessment that includes adjustments for organizations with fixed assets that are disproportionate to the size of the organization’s operating budget; (c) developing a method for crediting payments made in lieu of taxes; and (d) creating a process for transferring the assessment revenues to municipalities. The task force must submit its findings and recommendations to the Taxation Committee no later than Dec 1, 2013. The Appropriations Committee is authorized to submit a bill implementing the recommendations in 2014. No way to estimate what impact this process may have for next year.

## **E. Proposed FY2015 Budget Discussion.**

I would like to continue with the Bangor/Veazie Agreement for Assessing Services that is currently in place. As assessor for Bangor, we will ensure the following:

- Administration of the assessing department,
- Preparation of town valuations,
- Appraisal and assessment record keeping,
- Assisting in printing of tax bills,
- Preparation of reports necessary to meet requirement of Maine law,
- Assisting the public with real and personal property valuation

The City of Bangor will provide 200 hours of staff time during the term of this agreement. Supervisory time is anticipated to be 3 hours per week and 44 hours of field and sales analysis work during commitment of taxes.

The Town of Veazie will hire Lillian Smith, CMA as appraiser working as a private contractor who will provide 260 hours of assessing work during the term of this agreement. Assessment work is anticipated to be at flexible hours per week. The City Assessor of the City of Bangor is responsible for assigning Lillian Smith, CMA appraiser working as a private contractor, to perform any service provided pursuant to this Agreement.

### **Veazie Assessing Departments FY2015 Goals**

The assessing office will assess all property at a level between 90 and 110 percent of their current market value as of the sales date shown by a ratio study. This level will be achieved by the coming year.

The assessing office will assess all assessable properties uniformly so that the coefficient of dispersion will be 20 or less. This level will be achieved by the coming year.

The assessing office will maintain the TRIO Assessing Software (computer-assessed mass appraisal system) as circumstances warrant.

The assessment office will list promptly all Real Property by processing deeds received from the recorder's office (PRD) within one week (on average) of receipt.

Building permits provide forewarnings on construction activity. Using these permits assessments for new construction and building improvements will be completed as of April 1<sup>st</sup> and assessment finalized by commitment date.

Review and process Exemption applications annually by March 31 and assessment finalized by commitment date.

The Town Tax Maps will be updated as of April 1.

The assessment office will list promptly all Personal Property Declaration Forms (property lists) received from property owner within one week (on average) of receipt.

The coming tax roll will reflect any tax shift caused by legislative changes.

The primary tasks performed by assessors
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1. Locating and identifying all taxable property in the jurisdiction.
2. Making an inventory of the quantity, quality, and important characteristics of all taxable property.
3. Estimating the value of each taxable property.
4. Determining the extent of taxability of each property.
5. Calculating the assessed value of each property.
6. Preparing and certifying the assessment roll.
7. Defending value estimates and valuation.

Assessing Departments Reoccurring Projects
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**Recurring Projects**

- Municipal Valuation Report
- Tree Growth Tax Roster – Annual Update
- State Sales Turn-Around Document
- Sales Analysis for Coming Year Update
- Personal Property Declaration Form/Letter of Instruction Updates
- Personal Property Declaration Form Mailings
- Personal Property Depreciation Tables Update
- Tax Map Annual Update
- April 1 valuations
- Commitment of Tax Roll in August
- Update assessing software cost files by March 1.
- Establish current land values by March 1.
- Conduct Sales Ratio studies to assist in projections for coming tax year.
- Analyze income and expense statements on income producing properties when abatement requests are initiated. Request appraisal report using 706.

PERSONAL PROPERTY SEQUENCE OF ACTIVITIES
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- Month of December update Personal Property Declaration Instruction letters

- Month of December update Personal Property Declaration Forms
- Month of December print itemized list for all personal property accounts
- Month of December prepare personal property mailing (fold & stuff instruction letter, declaration form and itemized list)
- First week of January run all envelopes through postage meter and mail out personal property declarations
- Month of January printout custom report for logging in return personal property declarations
- January – May open personal property returns, date stamp and log in Custom Report
- All data input should be done by May 15<sup>th</sup>
- Assist in abatements if any for personal property
- Assist with 801 Reimbursements

**The proposed budget of FY15 is anticipated to be \$19,100.**

**“A”  
OFHEO  
NEWS  
RELEASES**

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# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

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For Immediate Release  
September 24, 2013

**Contact:** Corinne Russell (202) 649-3032  
Stefanie Johnson (202) 649-3030

### FHFA House Price Index Up 1.0 Percent in July

**Washington, D.C.** – U.S. house price appreciation continued in July 2013, rising **1.0 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The July HPI change marks the eighteenth consecutive monthly price increase in the purchase-only, seasonally adjusted index. The previously reported 0.7 percent increase in June remained unchanged.

The HPI is calculated using home sales price information from mortgages either sold to or guaranteed by Fannie Mae and Freddie Mac. Compared to July 2012, house prices were up **8.8 percent** in July. The U.S. index is **9.6 percent** below its April 2007 peak and is roughly the same as the March 2005 index level.

For the nine census divisions, seasonally adjusted monthly price changes from June to July ranged from **-0.7 percent** in the East South Central division to **+2.2 percent** in the Pacific division, while the 12-month changes ranged from **+3.8 percent** in the East South Central division to **+20.8 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. See <http://www.fhfa.gov/Default.aspx?Page=87> for complete historical data.

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI release will be Oct. 23, 2013 and will include monthly data for August 2013. Release dates for 2013 and 2014 are available at <http://www.fhfa.gov/Default.aspx?Page=83>.

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*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.5 trillion in funding for the U.S. mortgage markets and financial institutions.*

## States in Each Census Division

<b>Pacific:</b>	Hawaii, Alaska, Washington, Oregon, California
<b>Mountain:</b>	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
<b>West North Central:</b>	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
<b>West South Central:</b>	Oklahoma, Arkansas, Texas, Louisiana
<b>East North Central</b>	Michigan, Wisconsin, Illinois, Indiana, Ohio
<b>East South Central:</b>	Kentucky, Tennessee, Mississippi, Alabama
<b>New England:</b>	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
<b>Middle Atlantic:</b>	New York, New Jersey, Pennsylvania
<b>South Atlantic:</b>	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida

**Table 1: Monthly Price Change Estimates for U.S. and Census Divisions**  
(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Jun 13 - Jul 13</b>	<b>1.0%</b>	<b>2.2%</b>	<b>1.6%</b>	<b>0.2%</b>	<b>-0.4%</b>	<b>1.1%</b>	<b>-0.7%</b>	<b>1.4%</b>	<b>0.6%</b>	<b>1.5%</b>
<b>May 13 - Jun 13</b> (Previous Estimate)	<b>0.7%</b>	<b>1.5%</b>	<b>1.0%</b>	<b>1.2%</b>	<b>0.4%</b>	<b>0.9%</b>	<b>1.3%</b>	<b>-0.5%</b>	<b>-0.4%</b>	<b>0.3%</b>
<b>Apr 13 - May 13</b> (Previous Estimate)	<b>0.7%</b>	<b>1.3%</b>	<b>0.8%</b>	<b>0.9%</b>	<b>0.5%</b>	<b>0.8%</b>	<b>1.6%</b>	<b>-0.3%</b>	<b>-0.6%</b>	<b>0.5%</b>
<b>Mar 13 - Apr 13</b> (Previous Estimate)	<b>0.9%</b>	<b>1.3%</b>	<b>-0.1%</b>	<b>0.1%</b>	<b>1.4%</b>	<b>0.6%</b>	<b>-1.4%</b>	<b>1.2%</b>	<b>0.8%</b>	<b>2.1%</b>
<b>Feb 13 - Mar 13</b> (Previous Estimate)	<b>0.8%</b>	<b>1.2%</b>	<b>-0.1%</b>	<b>0.1%</b>	<b>1.1%</b>	<b>0.5%</b>	<b>-1.5%</b>	<b>1.1%</b>	<b>0.8%</b>	<b>2.0%</b>
<b>Jan 13 - Feb 13</b> (Previous Estimate)	<b>0.5%</b>	<b>1.6%</b>	<b>1.8%</b>	<b>0.3%</b>	<b>0.1%</b>	<b>0.6%</b>	<b>0.7%</b>	<b>0.2%</b>	<b>0.4%</b>	<b>-0.4%</b>
<b>12-Month Change:</b>										
<b>Jul 12 - Jul 13</b>	<b>8.8%</b>	<b>20.8%</b>	<b>12.7%</b>	<b>5.4%</b>	<b>5.3%</b>	<b>6.7%</b>	<b>3.8%</b>	<b>5.3%</b>	<b>4.2%</b>	<b>9.4%</b>

**Monthly Index Values for Latest 18 Months: U.S. and Census Divisions**  
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

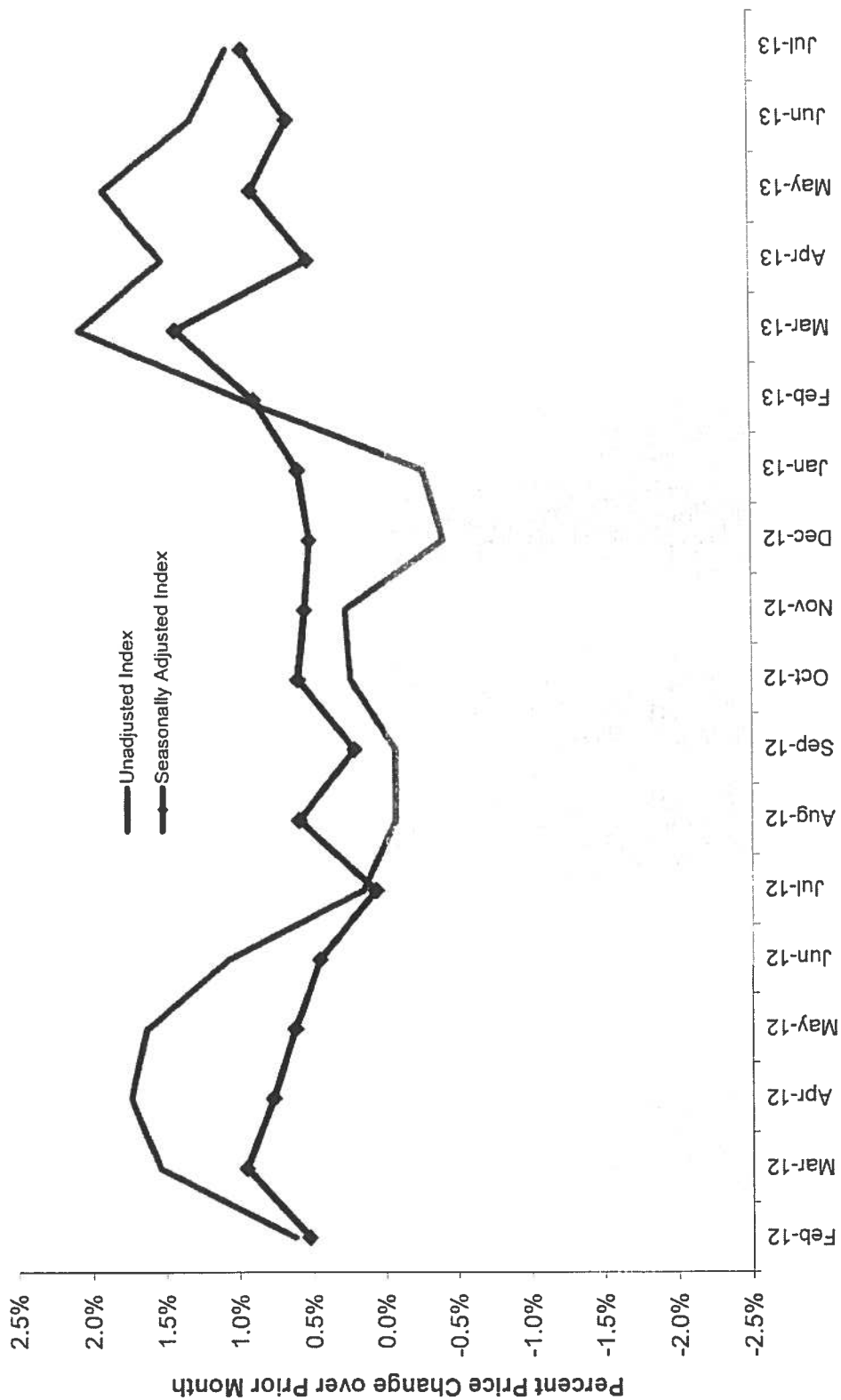
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
July-13	205.5	215.8	250.0	211.0	214.2	176.8	193.2	212.1	205.5	204.7
June-13	203.5	211.2	246.0	210.6	215.0	174.9	194.6	209.1	204.2	201.7
May-13	202.2	208.1	243.4	208.1	214.2	173.3	192.1	210.2	205.1	201.2
April-13	200.4	205.3	243.7	207.9	211.3	172.3	194.9	207.6	203.4	197.1
March-13	199.3	202.0	239.3	207.3	211.0	171.3	193.6	207.2	202.5	197.9
February-13	196.5	197.5	235.9	205.4	210.0	168.2	190.6	204.6	199.5	195.6
January-13	194.8	195.4	233.8	203.0	208.9	167.1	189.4	204.5	200.2	191.8
December-12	193.7	192.3	230.8	204.2	207.2	166.3	189.8	204.0	199.7	190.7
November-12	192.7	190.5	231.2	203.0	206.7	165.0	186.0	203.3	200.0	190.2
October-12	191.6	187.3	226.2	202.0	205.9	166.9	187.1	201.7	197.4	189.1
September-12	190.5	183.2	225.3	200.5	204.4	166.1	185.6	202.0	199.5	188.3
August-12	190.1	183.6	222.4	200.3	202.9	166.6	185.6	203.4	198.3	187.5
July-12	188.9	178.6	221.8	200.2	203.3	165.7	186.2	201.3	197.3	187.1
June-12	188.8	180.0	221.4	199.5	200.9	165.7	187.1	202.3	198.9	186.1
May-12	188.0	179.0	215.7	199.3	201.2	165.4	186.8	200.9	198.0	185.6
April-12	186.8	176.6	213.2	196.7	201.0	163.9	186.6	199.5	198.6	184.8
March-12	185.4	174.2	208.9	197.4	199.3	163.5	186.0	201.5	198.7	181.9
February-12	183.6	172.1	207.7	195.8	197.5	161.3	182.7	200.5	195.3	181.7

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

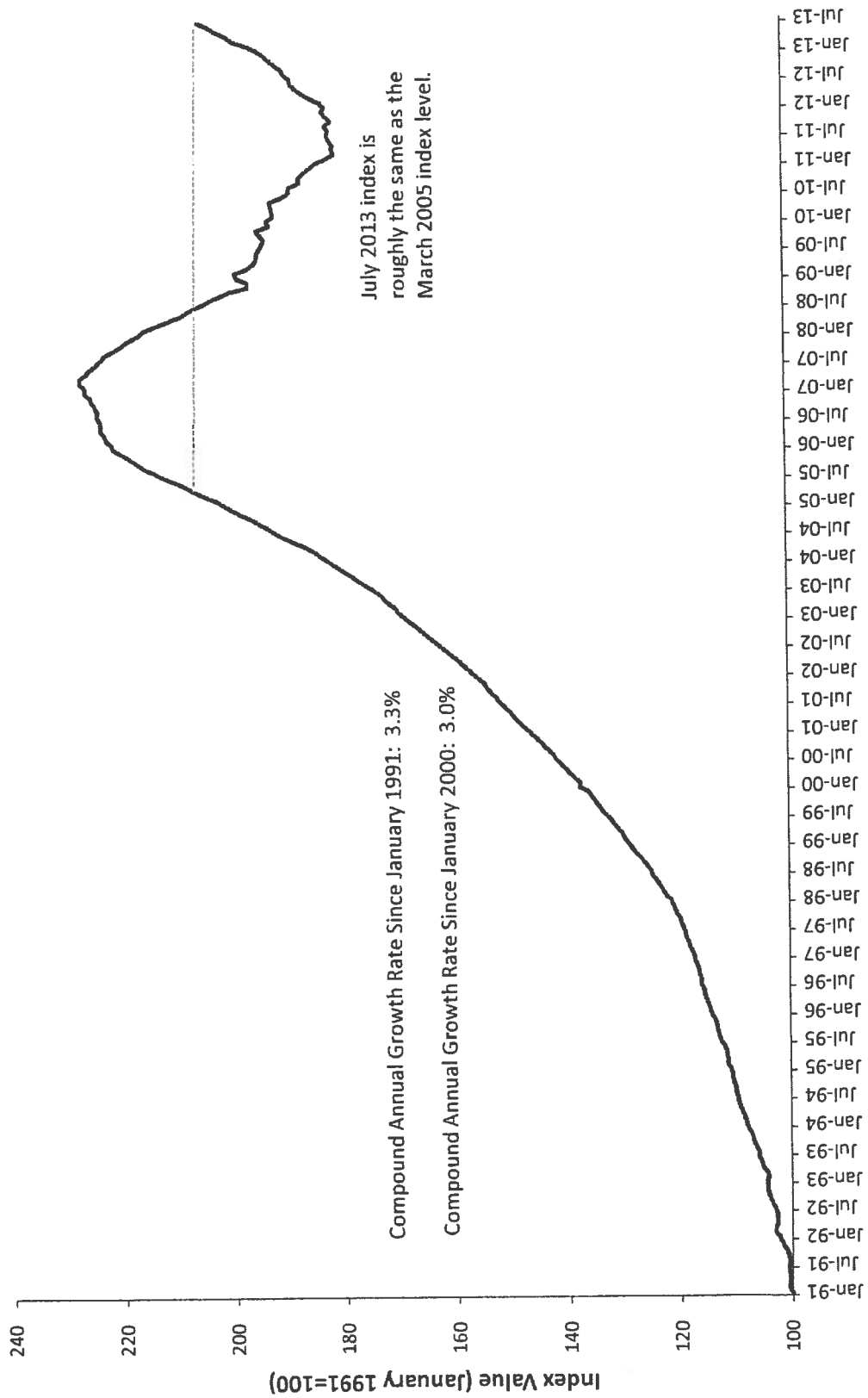


**Figure 1: Seasonally Adjusted and Unadjusted Monthly Appreciation Rates**  
Purchase-Only Index—USA



Source: FHFA

**Figure 2: Monthly House Price Index for USA**  
Purchase-Only, Seasonally Adjusted Index, January 1991 - Present

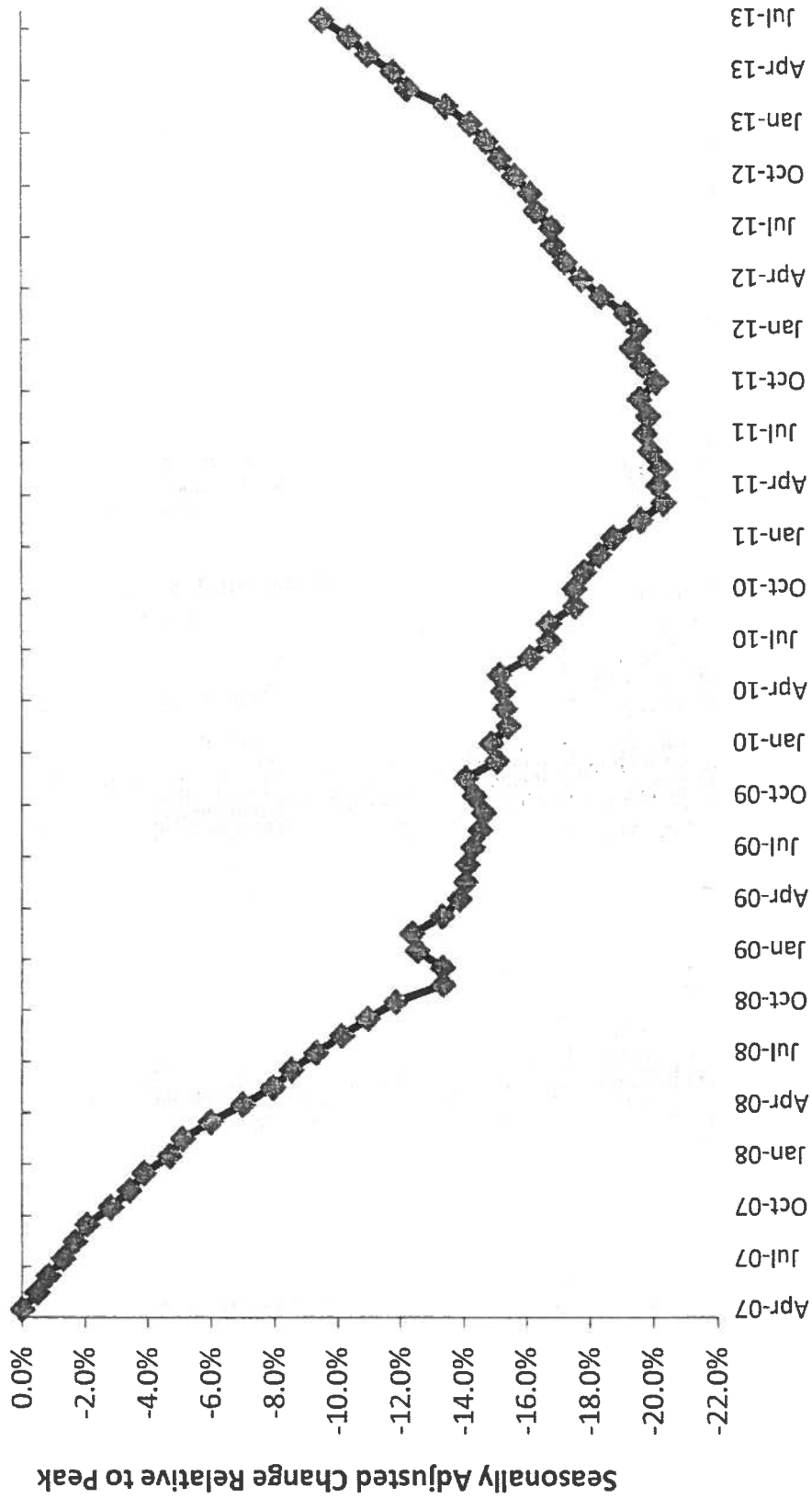


Source: FHFA

**Figure 3: Cumulative Seasonally Adjusted Price Change Relative to Peak**

**USA**

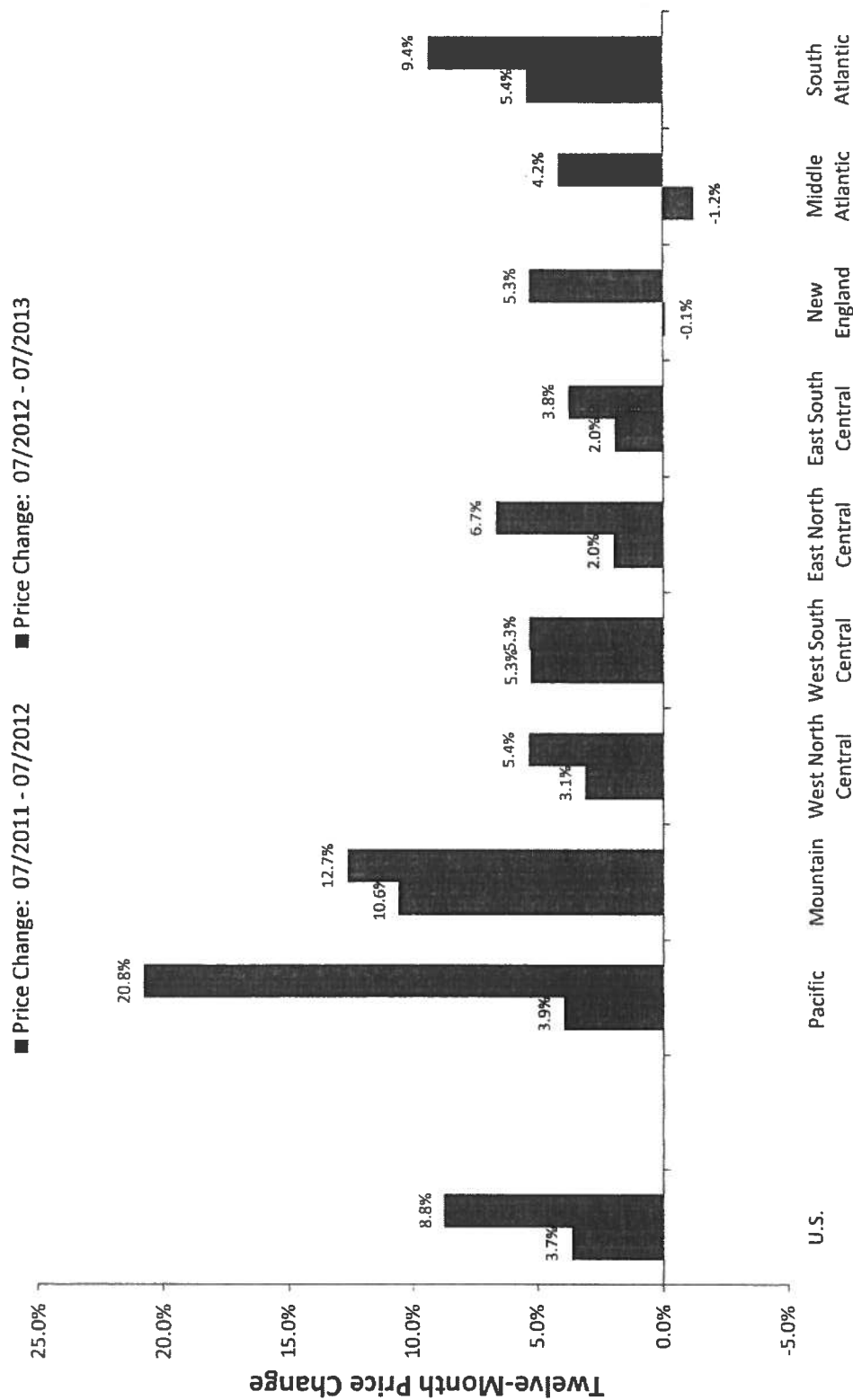
(Purchase-Only, Seasonally Adjusted Peak was April 2007)



Source: FHFA

A6

**Figure 4: Twelve-Month Price Changes – Prior Year vs. Most Recent Year**



Source: FHFA

A 7

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# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

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For Immediate Release  
August 22, 2013

**Contact:** Corinne Russell (202) 649-3032  
Stefanie Johnson (202) 649-3030

### U.S. House Prices Rose 2.1 Percent in Second Quarter 2013

**Washington, D.C.** – Upward momentum in U.S. house prices remained strong in the second quarter, as prices rose **2.1 percent** from the previous quarter, according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). This is the eighth consecutive quarterly price increase in the purchase-only, seasonally adjusted index.

“The housing market experienced one of its strongest quarters since the boom in the middle of the last decade,” said FHFA Principal Economist Andrew Leventis.

The HPI is calculated using home sales price information from mortgages sold to or guaranteed by Fannie Mae and Freddie Mac. Compared with last year, house prices rose **7.2 percent** from the second quarter of 2012 to the second quarter of 2013. FHFA’s seasonally adjusted **monthly** index for June was up **0.7 percent** from May.

FHFA’s **expanded-data** house price index, a metric introduced in August 2011 that adds transaction information from county recorder offices and the Federal Housing Administration to the HPI data sample, rose 2.4 percent over the latest quarter. Over the last four quarters, that index is up 7.5 percent. For individual states, price changes reflected in the expanded-data measure and the traditional purchase-only HPI are compared on pages 31-33 of this report.

The seasonally adjusted, purchase-only HPI rose 7.2 percent from the second quarter of 2012 to the second quarter of 2013 while prices of other goods and services rose only 1.0 percent. The inflation-adjusted price of homes rose approximately 6.2 percent over the latest year.

#### **Significant Findings:**

- The seasonally adjusted purchase-only HPI rose in 47 states and in the District of Columbia during the second quarter. Top 5 in annual appreciation: 1) Nevada 2) California 3) Arizona 4) Oregon and 5) District of Columbia.
- Of the nine census divisions, the Pacific division experienced the strongest increase in the latest quarter, posting a 4.6 percent increase and a 16.2 percent increase since last year. House prices were weakest in the East South Central division, where prices increased 0.9 percent from the prior quarter.
- As measured with purchase-only indexes for the 100 most populated metropolitan areas in the U.S., second quarter price increases were greatest in the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area (MSA) where prices increased

by 10.0 percent. Prices were weakest in the Akron, OH MSA, where they fell 3.9 percent over that period.

- The monthly seasonally adjusted purchase-only index for the U.S. has increased for the last 17 consecutive months.

FHFA's "distress-free" house price indexes, which were published for 12 large metropolitan areas on page 47, generally report lower quarterly appreciation than FHFA's traditional purchase-only indexes. In eight of the 12 areas covered, the new series—which removes short sales and sales of bank-owned properties—shows lower quarterly appreciation than the purchase-only series.

The complete list of state appreciation rates is on pages 28-29. The list of metropolitan area appreciation rates computed in a purchase-only series is on pages 44-46. Appreciation rates for the all-transactions metropolitan area indexes are on pages 50-62.

### **Technical Note**

This quarter's Technical Note discusses various changes to the metropolitan area names and codes reflected in this quarter's HPI results. With this release, FHFA has applied the reorganized metropolitan area definitions announced by the Office of Management and Budget in February 2013.

This shift will affect those who use HPI data. Although many metropolitan areas remain unchanged, some have been reconfigured and new metropolitan areas have been introduced. The Technical Note documents changes and provides an informal lookup table to compare old and new codes.

In connection with the metropolitan area changes, FHFA has also expanded the geographic coverage of some of its specialized indexes. The all-transactions HPI will now cover 401 metropolitan areas. The geographic coverage of the purchase-only indexes, for example, will increase from 75 metropolitan areas to 100 metropolitan areas. The metropolitan area coverage of the expanded-data index series will grow from 25 to 50 cities.

### **Background**

FHFA's purchase-only and all-transactions HPI track average house price changes in repeat sales or refinancings on the same single-family properties. The purchase-only index is based on more than 6 million repeat sales transactions, while the all-transactions index includes more than 49 million repeat transactions. Both indexes are based on data obtained from Fannie Mae and Freddie Mac for mortgages originated over the past 38 years.

### **Note**

- A new working paper, "Distressed Sales and the FHFA House Price Index," is available at [http://www.fhfa.gov/webfiles/25411/FHFA\\_Working\\_Paper\\_13-1.pdf](http://www.fhfa.gov/webfiles/25411/FHFA_Working_Paper_13-1.pdf).
- The next quarterly HPI report, which will include data for the third quarter of 2013, will be released Nov. 26, 2013.
- The next monthly index, which will include data through July 2013, will be released Sept. 24, 2013.
- HPI release dates for 2013 are available at <http://www.fhfa.gov/Default.aspx?Page=83>.

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.5 trillion in funding for the U.S. mortgage markets and financial institutions.*

## Rankings by Metropolitan Statistical Areas and Divisions

### Percent Change in House Prices with MSA Rankings

All-transactions HPI which includes purchase and refinance mortgages

*Period ended June 30, 2013*

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Portland-South Portland, ME	161	1.81%	1.19%	-8.13%
Portland-Vancouver-Hillsboro, OR-WA	52	8.21%	2.96%	-16.16%
Port St. Lucie, FL	26	10.52%	6.51%	-27.73%
Prescott, AZ	38	9.17%	2.46%	-28.90%
Providence-Warwick, RI-MA	249	0.39%	0.16%	-16.96%
Provo-Orem, UT	48	8.41%	3.63%	-15.88%
Pueblo, CO	152	1.99%	1.44%	-9.02%
Punta Gorda, FL	44	9.02%	3.66%	-23.25%
Racine, WI	284	-0.92%	-0.97%	-17.53%
Raleigh, NC	139	2.40%	0.68%	-6.75%
Rapid City, SD	103	3.33%	1.91%	4.66%
Reading, PA	241	0.51%	0.94%	-12.14%
Redding, CA	46	8.82%	2.58%	-24.91%
Reno, NV	8	15.09%	5.54%	-32.30%
Richmond, VA	193	1.37%	0.26%	-16.75%
Riverside-San Bernardino-Ontario, CA	16	13.23%	5.64%	-20.75%
Roanoke, VA	254	0.25%	-0.77%	-10.44%
Rochester, MN	123	2.79%	0.32%	-4.70%
Rochester, NY	213	1.07%	0.13%	0.92%
Rockford, IL	295	-2.67%	-1.07%	-19.82%
Rockingham County-Strafford County, NH (MSAD)	191	1.39%	0.37%	-13.06%
Sacramento-Roseville-Arden-Arcade, CA	6	15.45%	6.14%	-16.33%
Saginaw, MI	178	1.55%	1.17%	-14.38%
St. Cloud, MN	127	2.70%	0.39%	-11.39%
St. George, UT	49	8.33%	1.85%	-26.38%
St. Louis, MO-IL	257	0.18%	0.05%	-9.99%
Salem, OR	87	4.24%	1.74%	-21.93%
Salinas, CA	29	10.29%	4.69%	-24.48%
Salisbury, MD-DE	280	-0.59%	-1.29%	-21.09%
Salt Lake City, UT	37	9.18%	3.25%	-11.38%
San Antonio-New Braunfels, TX	225	0.92%	0.88%	0.78%
San Diego-Carlsbad, CA	22	11.10%	4.74%	-7.51%
San Francisco-Redwood City-South San Francisco, CA (MSAD)	15	13.48%	5.06%	-1.47%
San Jose-Sunnyvale-Santa Clara, CA	14	13.72%	4.71%	-2.92%
San Luis Obispo-Paso Robles-Arroyo Grande, CA	34	9.50%	4.84%	-14.69%

\*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

**Unranked Metropolitan Statistical Areas and Divisions**  
**Percent Change in House Prices for MSAs and**  
**Divisions Not Ranked in Previous Tables**

All-transactions HPI which includes purchase and refinance mortgages

*Period ended June 30, 2013*

Metropolitan Statistical Area	1-Yr	5-Yr
Lebanon, PA	1.35%	-4.72%
Lewiston, ID-WA	1.84%	-6.28%
Lewiston-Auburn, ME	2.20%	-13.97%
Longview, TX	0.97%	1.13%
Manhattan, KS	-0.81%	0.63%
Mansfield, OH	1.03%	-13.11%
McAllen-Edinburg-Mission, TX	-0.79%	-3.35%
Midland, MI	1.97%	-5.78%
Midland, TX	7.47%	22.67%
Morgantown, WV	3.37%	5.92%
Morristown, TN	-0.70%	-8.64%
Muncie, IN	1.28%	-3.47%
New Bern, NC	-1.32%	-14.67%
Odessa, TX	9.53%	12.37%
Owensboro, KY	2.76%	5.95%
Parkersburg-Vienna, WV	5.46%	4.73%
Pine Bluff, AR	1.05%	-1.84%
Pittsfield, MA	-1.21%	-7.63%
Pocatello, ID	2.63%	-9.10%
Rocky Mount, NC	-2.85%	-12.90%
Rome, GA	1.06%	-15.16%
San Angelo, TX	9.13%	13.01%
Sebastian-Vero Beach, FL	5.50%	-28.10%
Sebring, FL	-7.10%	-41.86%
Sherman-Denison, TX	6.99%	1.67%
Sierra Vista-Douglas, AZ	0.05%	-17.11%
Springfield, OH	-0.66%	-10.92%
St. Joseph, MO-KS	0.81%	-3.60%
State College, PA	4.44%	7.35%
Sumter, SC	1.98%	-5.08%



**Unranked Metropolitan Statistical Areas and Divisions**  
**Percent Change in House Prices for MSAs and**  
**Divisions Not Ranked in Previous Tables**

All-transactions HPI which includes purchase and refinance mortgages

*Period ended June 30, 2013*

Metropolitan Statistical Area	1-Yr	5-Yr
Abilene, TX	2.43%	6.35%
Albany, GA	1.98%	-11.22%
Alexandria, LA	0.88%	0.31%
Altoona, PA	1.90%	4.93%
Anniston-Oxford-Jacksonville, AL	2.41%	-8.89%
Bangor, ME	4.28%	-9.73%
Bay City, MI	-0.82%	-15.18%
Beckley, WV	3.58%	4.51%
Binghamton, NY	0.80%	-4.32%
Bloomsburg-Berwick, PA	5.12%	6.26%
Brownsville-Harlingen, TX	3.22%	-0.28%
Brunswick, GA	1.25%	-29.22%
Burlington, NC	1.60%	-4.73%
Cape Girardeau, MO-IL	1.31%	0.25%
Carbondale-Marion, IL	-0.82%	4.07%
Carson City, NV	5.48%	-38.53%
Casper, WY	5.70%	1.64%
Charleston, WV	-1.04%	0.24%
Clarksville, TN-KY	-0.83%	0.84%
Cleveland, TN	0.41%	-4.00%
College Station-Bryan, TX	0.72%	7.21%
Columbus, IN	1.83%	2.81%
Cumberland, MD-WV	-3.35%	-11.63%
Dalton, GA	5.57%	-19.38%
Danville, IL	1.78%	-5.87%
Dothan, AL	-0.12%	-7.52%
East Stroudsburg, PA	-9.30%	-30.41%
El Centro, CA	9.26%	-25.65%
Elizabethtown-Fort Knox, KY	-0.29%	-0.52%

“B”

Maine

Real Estate

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System, Inc

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CONTACTS: LISTED BELOW

## **MAINE REAL ESTATE SALES UP 6.42 PERCENT; PRICES INCREASE 4.84 PERCENT**

SOUTH PORTLAND (July 22, 2013) — Motivated buyers and sellers, coupled with historically low interest rates, led to a 6.42 percent rise in sales of Maine's single-family, existing homes in June. According to Maine Listings, 1,327 homes changed hands last month across the 16 counties of Maine. The median sales price (MSP) for the homes sold reached \$184,000, up 4.84 percent from June 2012's MSP of \$175,500. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors reported a national single-family existing home sales increase of 14.5 percent last month, compared to stats from last June. The national MSP rose 13.2 percent to \$214,700. Regionally, sales in the Northeast were up 16.7 percent and the regional MSP of \$270,400 reflects a 6.8 percent increase.

Bart Stevens, President of the Maine Association of Realtors, said, "Buyers who have been sitting on the sidelines are starting to get more motivated. Although interest rates remain near historical lows, the economy continues to improve and indications seem to clearly point toward continued rising rates. Many areas of the country are experiencing very strong real estate sales and Maine is just slightly below the curve, but picking up speed."

Stevens, owner/broker with Century 21 Nason Realty in Winslow, said the second home market (seasonal or other) is surging as a result of strong sales to the south of Maine.

"Inventory in this category remains quite strong with a good variety for all price points."

Recently, Stevens represented clients who, for years, had been dreaming of owning a second home in Maine. "This summer, my clients finally achieved that dream because of the strong home inventory, the great rates and the fact that the value of their existing home in Massachusetts had risen dramatically," he said.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of June only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the months of April, May and June of 2012 and 2013.

*(Continued)*

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## JUNE ONLY CHART

June 1-30, 2012 and June 1-30, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
STATEWIDE	1247	1327	6.42%	\$175,500	\$184,000	4.84%

## ROLLING QUARTER CHART

From April 1, 2012 – June 30, 2012 and

April 1, 2013 – June 30, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
STATEWIDE	3106	3478	11.98%	\$175,000	\$179,000	2.29%
Androscoggin	209	213	1.91%	\$134,500	\$136,300	1.34%
Aroostook	94	107	13.83%	\$78,250	\$102,900	31.50%
Cumberland	878	1005	14.46%	\$232,000	\$249,000	7.33%
Franklin	50	69	38.00%	\$147,950	\$133,000	-10.10%
Hancock	132	127	-3.79%	\$179,450	\$182,500	1.70%
Kennebec	274	288	5.11%	\$130,000	\$138,500	6.54%
Knox	94	114	21.28%	\$189,000	\$166,500	-11.90%
Lincoln	87	100	14.94%	\$185,000	\$237,500	28.38%
Oxford	126	141	11.90%	\$122,500	\$129,500	5.71%
Penobscot	278	314	12.95%	\$133,000	\$137,450	3.35%
Piscataquis	36	41	13.89%	\$60,000	\$80,000	33.33%
Sagadahoc	91	112	23.08%	\$187,400	\$175,000	-6.62%
Somerset	91	97	6.59%	\$95,000	\$115,000	21.05%
Waldo	67	84	25.37%	\$154,800	\$155,000	0.13%
Washington	64	53	-17.19%	\$107,500	\$105,000	-2.33%
York	535	613	14.58%	\$220,000	\$222,000	0.91%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Bart Stevens (Century 21 Nason Realty, Winslow) 873-2119 - Barton@C21Nason.com; President-Elect Angelia Levesque (RE/MAX Advantage Realty Group) - 942-8100 - angelia.levesque@yahoo.com - For more names: suzanne@mainerealtors.com.

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B2

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CONTACTS: LISTED BELOW

## **MAINE REAL ESTATE SALES JUMP 31% IN JULY**

SOUTH PORTLAND (August 21, 2013)—Sales of single-family existing homes in Maine rose by impressive double-digits last month. According to sales statistics released by Maine Listings, Realtors sold 1,426 homes in July, up 31.31 percent from July 2012. The median sales price (MSP) increased 4.68 percent to \$179,000. The MSP indicates that half of the homes were sold for more and half sold for less.

Nationally, sales of single-family existing homes were up 16.4 percent last month. The National Association of Realtors reported a national MSP of \$214,000—a 13.5 percent rise in 12 months. Sales in the Northeastern U.S. jumped 20.3 percent, while the regional MSP increased 6.7 percent to \$271,200.

Bart Stevens, President of The Maine Association of Realtors, said, “Sellers have reacted strongly to buyer interest this summer, and have placed homes on the market at a steady pace. Homes that are priced according to the local market continue to sell faster than others who are ‘testing’ the market waters. Realtors educate sellers on properly pricing and staging their homes for the best outcome. Buyers continue to be price sensitive and want the fairest deal possible, and Realtors keep clients well informed of the choices available.”

Stevens, owner/broker with Century 21 Nason Realty in Winslow, reported that consumers remain optimistic and recognize the value of owning vs. renting. “Activity over the summer remained strong with buyers from all price points,” he said. “Fall generally represents a strong sales season here in Maine, and the market should move along at a comfortable pace.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of July only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the months of May, June and July of 2012 and 2013.

*(Continued)*

## JULY ONLY CHART

July 1-31, 2012 and July 1-31, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
STATEWIDE	1086	1426	31.31%	\$171,000	\$179,000	4.68%

## ROLLING QUARTER CHART

From May 1, 2012 – July 31, 2012 and

May 1, 2013 – July 31, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
STATEWIDE	3368	3967	17.79%	\$175,000	\$180,000	2.86%
Androscoggin	231	245	6.06%	\$132,000	\$135,000	2.27%
Aroostook	107	123	14.95%	\$84,500	\$95,000	12.43%
Cumberland	929	1094	17.76%	\$231,000	\$249,000	7.79%
Franklin	49	76	55.10%	\$133,000	\$126,750	-4.70%
Hancock	144	149	3.47%	\$179,500	\$185,000	3.06%
Kennebec	295	322	9.15%	\$132,000	\$139,700	5.83%
Knox	104	141	35.58%	\$183,500	\$185,000	0.82%
Lincoln	92	124	34.78%	\$176,000	\$224,050	27.30%
Oxford	142	146	2.82%	\$137,700	\$130,000	-5.59%
Penobscot	325	390	20.00%	\$138,000	\$143,800	4.20%
Piscataquis	40	50	25.00%	\$79,950	\$67,500	-15.57%
Sagadahoc	95	125	31.58%	\$180,000	\$169,000	-6.11%
Somerset	98	115	17.35%	\$97,900	\$110,000	12.36%
Waldo	75	103	37.33%	\$150,000	\$155,000	3.33%
Washington	63	66	4.76%	\$92,500	\$105,000	13.51%
York	579	698	20.55%	\$225,000	\$224,900	-0.04%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Bart Stevens (Century 21 Nason Realty, Winslow) 873-2119 - Barton@C21Nason.com; President-Elect Angelia Levesque (RE/MAX Advantage Realty Group) - 942-8100 - angelia.levesque@yahoo.com - For more names: suzanne@mainerealtors.com.

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CONTACTS: LISTED BELOW

## **MAINE REAL ESTATE SALES UP 20 PERCENT; PRICES CLIMB 7.06 PERCENT IN AUGUST**

SOUTH PORTLAND (Sept. 19, 2013) — Buyers and sellers of Maine real estate are showing continued interest in single-family existing homes across the state. According to Maine Listings, sales jumped 20 percent in August. The median sales price (MSP) for the 1,506 homes sold last month reached \$182,000—an increase of 7.06 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors today reported that single-family existing home sales across the country rose 12.8 percent in August, and the national MSP of \$212,200 represents a 14.4 percent price increase. Regionally, sales in the Northeast rose 12.7 percent and the regional MSP increased 7.6 percent to \$268,800.

“There’s a continued optimism in the market,” said Bart Stevens, President of the Maine Association of Realtors. “It continues to be a great time to list and sell in Maine overall, and those thinking of doing so need to consult with a Realtor knowledgeable of the local area early in the game.”

Stevens, owner/broker with Century 21 Nason Realty in Winslow, added that many Maine markets have plenty of move-in-ready inventory available. “Sellers understand the importance of staging their homes correctly, and those who prepare properly are selling faster. There are a lot of motivated buyers out there.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of August only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the months of June, July and August of 2012 and 2013.

*(Continued)*

## AUGUST ONLY CHART

August 1-31, 2012 and August 1-31, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
<b>STATEWIDE</b>	<b>1255</b>	<b>1506</b>	<b>20.00%</b>	<b>\$170,000</b>	<b>\$182,000</b>	<b>7.06%</b>

## ROLLING QUARTER CHART

From June 1, 2012 – August 31, 2012 and  
June 1, 2013 – August 31, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
<b>STATEWIDE</b>	<b>3588</b>	<b>4259</b>	<b>18.70%</b>	<b>\$173,500</b>	<b>\$182,000</b>	<b>4.90%</b>
Androscoggin	264	266	0.76%	\$134,250	\$137,928	2.74%
Aroostook	103	122	18.45%	\$80,000	\$95,000	18.75%
Cumberland	943	1150	21.95%	\$229,900	\$249,000	8.31%
Franklin	57	88	54.39%	\$119,000	\$125,500	5.46%
Hancock	158	157	-0.63%	\$164,750	\$190,000	15.33%
Kennebec	313	383	22.36%	\$133,000	\$139,000	4.51%
Knox	118	138	16.95%	\$173,950	\$208,256	19.72%
Lincoln	103	140	35.92%	\$175,000	\$219,500	25.43%
Oxford	154	165	7.14%	\$135,250	\$124,000	-8.32%
Penobscot	350	417	19.14%	\$135,000	\$143,000	5.93%
Piscataquis	52	60	15.38%	\$88,500	\$67,500	-23.73%
Sagadahoc	108	130	20.37%	\$170,000	\$188,250	10.74%
Somerset	107	121	13.08%	\$110,000	\$106,500	-3.18%
Waldo	89	123	38.20%	\$146,000	\$155,000	6.16%
Washington	73	73	0.00%	\$110,000	\$85,000	-22.73%
York	596	726	21.81%	\$227,500	\$229,000	0.66%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Bart Stevens (Century 21 Nason Realty, Winslow) 873-2119 - Barton@C21Nason.com; President-Elect Angelia Levesque (RE/MAX Advantage Realty Group) - 942-8100 - angelia.levesque@yahoo.com - For more names: suzanne@mainerealtors.com.



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CONTACTS: LISTED BELOW

## **SEPTEMBER 2013 MAINE REAL ESTATE SALES JUMP 24.59 PERCENT OVER SEPTEMBER 2012**

SOUTH PORTLAND (Oct. 21, 2013)— For the third consecutive month, sales of single-family existing homes resulted in a double-digit statistical gain over the prior year. Maine Listings today reported that 1,307 homes changed hands in September—a 24.59 percent jump compared to the same month one year ago. Statewide, the median sales price for those homes increased 1.76 percent to \$173,000. The MSP indicates that half of the homes were sold for more and half sold for less.

According to the National Association of Realtors, home sales across the country during September 2013 rose by 10.9 percent over September 2012. The national MSP increased 11.4 percent to \$199,300 in September. Regionally, home sales in the Northeast jumped 15 percent, and the regional MSP of \$240,900 reflects a 2.3 percent rise in prices from a year ago.

“The extraordinarily busy summer season is beginning to wind down, and we now enter what many consider the second busiest selling time of the year—fall,” said Bart Stevens, President of the Maine Association of Realtors. “Here in Maine, winter can sometimes be long, and many buyers want to be settled before the winter snows arrive. With continued low interest rates and plenty of inventory, this time of year is perfect for buyers.”

Stevens, owner/broker with Century 21 Nason Realty in Winslow, said sellers should place emphasis on exterior landscaping during the fall and winter season. “Keep tree leaves at bay and maintain the shrubbery to prevent an overgrown look. Sellers should inspect the home exterior and make sure it is ready for winter. Fall offers buyers that final chance to truly see a home in all its glory.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of September only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the months of July, August and September of 2012 and 2013.

*(Continued)*

## SEPTEMBER ONLY CHART

September 1-30, 2012 and September 1-30, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
STATEWIDE	1,049	1,307	24.59%	\$170,000	\$173,000	1.76%

## ROLLING QUARTER CHART

From July 1, 2012 – September 30, 2012 and  
July 1, 2013 – September 30, 2013

County	# Units Sold 2012	# Units Sold 2013	% Chng	MSP 2012	MSP 2013	% Chng
STATEWIDE	3390	4239	25.04%	\$170,550	\$179,000	4.95%
Androscoggin	235	282	20.00%	\$135,900	\$135,000	-0.66%
Aroostook	108	122	12.96%	\$80,000	\$89,500	11.88%
Cumberland	853	1095	28.37%	\$225,000	\$249,000	10.67%
Franklin	71	109	53.52%	\$110,000	\$115,000	4.55%
Hancock	150	186	24.00%	\$180,100	\$188,850	4.86%
Kennebec	300	371	23.67%	\$135,000	\$140,000	3.70%
Knox	108	149	37.96%	\$172,000	\$200,000	16.28%
Lincoln	108	151	39.81%	\$184,000	\$200,000	8.70%
Oxford	142	166	16.90%	\$131,500	\$135,000	2.66%
Penobscot	348	418	20.11%	\$135,000	\$140,000	3.70%
Piscataquis	60	66	10.00%	\$92,500	\$65,000	-29.73%
Sagadahoc	92	119	29.35%	\$164,500	\$176,000	6.99%
Somerset	100	115	15.00%	\$113,375	\$100,000	-11.80%
Waldo	94	120	27.66%	\$144,000	\$156,000	8.33%
Washington	61	78	27.87%	\$110,000	\$73,750	-32.95%
York	560	692	23.57%	\$228,750	\$226,000	-1.20%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Bart Stevens (Century 21 Nason Realty, Winslow) 873-2119 - Barton@C21Nason.com; President-Elect Angelia Levesque (RE/MAX Advantage Realty Group) - 942-8100 -

- For more names: suzanne@mainerealtors.com.

###

B8

“C”

Proposed

2014

State Valuation



PAUL R. LEPAGE  
GOVERNOR

RECEIVED

13613  
SEP 20 2013

ASSESSING DEPARTMENT ADMINISTRATIVE & FINANCIAL SERVICES  
STATE OF MAINE BANGOR, MAINE  
MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION  
PO BOX 9106  
AUGUSTA, MAINE  
04332-9106  
H. SAWIN MILLETT, JR.  
COMMISSIONER  
MAINE REVENUE SERVICES  
JEROME D. GERARD  
EXECUTIVE DIRECTOR

September 2013

Municipal Assessors and Chairman of Board of Selectmen:

**RE: Proposed 2014 State Valuation**

Pursuant to 36 M.R.S.A. §208, notice of the proposed 2014 State Valuation of municipalities located in your county is given as shown on the enclosed list. These valuations represent the full equalized value of all taxable property in each municipality as of April 1, 2012 while incorporating sales data from 2011 and 2012.

The valuations listed may be subject to review by the State Board of Property Tax Review pursuant to 36 M.R.S.A., §272. The valuations finally certified to the Secretary of State pursuant to 36 M.R.S.A., §305 shall be used for all computations required by law to be based upon the State Valuation with respect to municipalities.

State Board duties and powers along with the municipal appeal procedures are outlined below.

**STATE BOARD OF PROPERTY TAX REVIEW**

In accordance with 36 M.R.S.A. §272, the State Board of Property Tax Review shall hear appeals by any municipality aggrieved by the Bureau of Revenue Services' determination of equalized valuation or minimum assessing standards and render its decision based upon the recorded evidence.

Any municipality deeming itself aggrieved shall file a written notice of appeal with the State Board of Property Tax Review within 45 days of its receipt of notification of the Bureau of Revenue Services' decision. The appeal to the Board shall be in writing signed by a majority of the municipal officers and shall be accompanied by an affidavit stating the grounds for appeal. **The affidavit must include the municipal officers' sworn statement of the specific grounds for their appeal and bear the officials signatures which must be notarized.**

With respect to the affidavit, the Board's Rule 4B Municipal Appeals (2) reads as follows: "The appealing municipality must file with its notice of appeal an affidavit of the municipal officers stating the grounds for the appeal. The affidavit must be meaningful and specific. A mere statement that the state valuation is too high is not sufficient. If a municipality intends to compare its state valuation to neighboring towns or cities, the municipality should list those municipalities in the affidavit. In appeals from assessment quality and ratio decisions of the Bureau of Revenue Services, the municipality must set forth in specific terms the basis for the challenge to the determination." A copy of the appeal and affidavit shall be served on the Bureau of Revenue Services. The Bureau shall have the burden of proving that its determination is correct with respect to that municipality.

The Board shall hear the appeal within a reasonable time of the filing of the appeal by the municipality and shall render its decision no later than January 15th following the date on which the appeal is taken.

**PENOBSCOT COUNTY**

**MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION**

**PROPOSED 2014 STATE VALUATION**

<b>MUNICIPALITY</b>	<b>STATE VALUATION</b>
ALTON	\$40,650,000
BANGOR	\$2,464,250,000
BRADFORD	\$59,450,000
BRADLEY	\$109,000,000
BREWER	\$715,750,000
BURLINGTON	\$34,300,000
CARMEL	\$160,850,000
CARROLL PLANTATION	\$23,650,000
CHARLESTON	\$66,250,000
CHESTER	\$65,300,000
CLIFTON	\$71,850,000
CORINNA	\$107,750,000
CORINTH	\$138,550,000
DEXTER	\$216,700,000
DIXMONT	\$74,500,000
DREW PLANTATION	\$4,850,000
EAST MILLINOCKET	\$99,150,000
EDDINGTON	\$170,100,000
EDINBURG	\$8,500,000
ENFIELD	\$143,900,000
ETNA	\$67,050,000
EXETER	\$59,250,000
GARLAND	\$50,650,000
GLENBURN	\$281,500,000
GREENBUSH	\$54,650,000
HAMPDEN	\$599,300,000
HERMON	\$448,750,000
HOLDEN	\$273,950,000
HOWLAND	\$64,150,000
HUDSON	\$93,000,000
KENDUSKEAG	\$70,600,000
LAGRANGE	\$31,600,000
LAKEVILLE	\$64,250,000
LEE	\$57,900,000

**PENOBSCOT COUNTY****MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION****PROPOSED 2014 STATE VALUATION**

LEVANT	\$150,150,000
LINCOLN	\$318,050,000
LOWELL	\$44,950,000
MATTAWAMKEAG	\$39,400,000
MAXFIELD	\$7,700,000
MEDWAY	\$58,750,000
MILFORD	\$177,950,000
MILLINOCKET	\$186,750,000
MOUNT CHASE	\$34,800,000
NEWBURGH	\$99,100,000
NEWPORT	\$257,350,000
OLD TOWN	\$495,900,000
ORONO	\$394,600,000
ORRINGTON	\$333,400,000
PASSADUMKEAG	\$21,050,000
PATTEN	\$37,200,000
PLYMOUTH	\$72,650,000
SEBOEIS PLANTATION	\$10,750,000
SPRINGFIELD	\$17,800,000
STACYVILLE	\$18,100,000
STETSON	\$78,250,000
VEAZIE	\$226,950,000
WEBSTER PLANTATION	\$7,150,000
WINN	\$21,850,000
WOODVILLE	\$17,300,000
PENOBSCOT NATION	\$8,800,000
<b>TOTAL</b>	<b>\$10,128,600,000</b>

# Memorandum

ITEM # 10
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**To:** Veazie Town Councilors  
**CC:** Town Manager Leonard  
**From:** Robert Young Recreation Director  
**Date:** 11/21/2013  
**Re:** Recreation Update

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## Summer Recreation Program

Due to budget cuts to the program, the Veazie Summer Recreation program collaborated with Orono's Summer Recreation program to share staff and resources. Thirty-five to forty Veazie residents participated in the program. On average, Veazie residents comprised 1/3 of the average daily attendance.

In an effort to share resources, the Town of Veazie provided the services of the Recreation Director to the program, while the Town of Orono provided the support staff, as well as the location, pool and supplies. Revenue generated from the participation of the Veazie residents was split, 60% to Veazie and 40% to Orono. This partnership enabled both communities to maintain a functioning, full-time summer recreation program that included many educational, fun, and memorable opportunities for the kids such as field trips to Dew Animal Kingdom, Peakes Kenney, Echo Lake, Sand Beach, and the UMaine Planetarium. The kids also enjoyed regular daily and/or weekly trips to the Orono Public Library and the Orono Pool, and were regularly treated to local entertainment.

Both recreation departments considered this collaboration to be a successful one. Our partnership with Orono ensured that we could operate within budget while still providing full-time, meaningful services to our resident through the summer months. Both communities are working on refining and improving the summer program collaboration so that it may serve as a template for future summer programs.

## Soccer

This Fall, Veazie Rec joined forces again with Orono Rec to create a soccer program comprised of 5 teams of 1<sup>st</sup> to 5<sup>th</sup> grade residents. Kindergarteners and first-graders participated in an instructional program to learn soccer basics. These teams played against other area rec teams such as Old Town, Indian Island, and Bangor. In total, approximately 90 children participated in the Orono/Veazie Soccer Program, half of those being Veazie residents.

Again, both recreation departments considered this to be a very successful collaboration, as our partnership allowed our residents to play other rec participants from much larger communities.

### **After-School Program**

Our after-school program currently serves over 50 residents, averaging 10-12 residents per day. During the after-school hours, kids have the opportunity to work on their homework with adult assistance, play in the gym or outside, do arts and crafts, watch movies, or read. They are also provided with snacks. This program runs from 2:30-5:30 and is a popular program in our community, as it not only provides kids the opportunity for recreational play, it only provides working parents after-school care for their children.

### **Future Collaborations**

Orono has recently hired a new Recreation Director, and we are in the process of discussing future collaborations between Orono and Veazie, as well ways to improve our past partnerships. New ideas we are exploring include bulk ordering of supplies, sharing resources and equipment, as well as sharing staff.

### **Budget Update**

Currently, the rec program is operating within budget, as the partnerships forged between Veazie and Orono have allowed both programs to run effectively at minimal cost. Still, Veazie Rec continues to explore ways to increase revenue through the development of additional community programs such as the following:

- offering programs through Orono Adult Eductaion
- adult basketball league
- adult volleyball league
- craft fair
- basket bingo
- 5k run/walk

We feel these new programs would not only help increase revenue for Veazie Rec, but would provide the opportunity for residents of all ages to participate in the rec department, and truly foster a sense of community.

In closing, I look forward to 2014, and am excited about the new opportunities we may be able to provide the Town of Veazie.

Respectfully Submitted,

Rob Young



## **VEAZIE PARKS & RECREATION DEPARTMENT**

### **MISSION STATEMENT**

It is the intent and purpose of the Veazie Parks & Recreation Department to provide supplemental, educational, recreational, cultural and social opportunities for all members of the community to lead a healthy and active lifestyle. The Recreation Department encourages community spirit and cohesiveness. Veazie Parks & Recreation Department is committed to helping members of the community to take part in all that we have to offer.

### **WHAT REC MEANS TO THE COMMUNITY**

One of the benefits of living in a small town is the chance to know your neighbors. The activities sponsored by the Veazie Parks & Recreation Department are more than recreational opportunities; they are, in fact crucial in building a sense of community.

### **AFTER SCHOOL RECREATION PROGRAM**

The Parks & Recreation After School Program is offered for children grades kindergarten through sixth grade. Throughout the school year, After School Rec. is open each weekday from (2:35 – 5:30p.m.) on half days and in – service days After School Rec. will offer extended hours (12:30 – 5:30p.m. on half days and 7:45 – 5:30p.m. on in – service days)

The After School Program provides a fun and safe environment for students after school. The dedicated staff provides assistance with homework as well as a variety of games, arts and crafts. Children also have the opportunity to play organized games in the school gymnasium and let out some energy on the school playground. Snack is provided at the beginning of each day for no additional charge. Our innovative staff is constantly brainstorming new and exciting events for the After School children. Recently the children performed the 3<sup>rd</sup> annual Veazie Rec. talent show for family and friends. It was lots of fun and the children were wonderful. There was a Luau for the children last March, as well as a Cinco De Mayo fiesta in May. Other activities such as bingo, jeopardy, deal or no deal and scene – it are always a big hit at the After School Program.

### **SUMMER RECREATION PROGRAM**

The Veazie Parks and Recreation Summer Rec Program has always been a fun and exciting place for children to spend their summer days. Open from 7:45 – 5:30p.m. Children at summer Rec have a variety of activities in which to participate. They can play outside, play in the gym create arts and crafts, play with water, take swimming lessons and go on many field trips throughout the summer. Every Tuesday, there is a half day field trip beginning after the children eat lunch. The mini field trips include going to a movie, bowling, mini golfing and swimming. Wednesday mornings are reserved for swimming lessons for all who would like to participate. Swimming lessons are included in the weekly fee for Summer Rec. On Fridays, there are all –

day field trips. We travel to beaches and water parks, and the final trip of the year is to Fun town USA in Saco, Maine.

### **VEAZIE REC YOUTH SPORTS**

Veazie Recreation Sports are designed for student's grades kindergarten through fifth grade. Teams are coached by parent volunteers and emphasis is placed on learning basic skills and having fun! Included in the fee for each sport is a Veazie Rec t –shirt and an award at the end of the season.

### **SPECIAL EVENTS**

The Veazie Parks and Recreation Department host a number of exciting and fun events for the whole town to enjoy! In October the children of Veazie can take part in the Halloween Hullabaloo! This carnival provides a safe and thrilling place to show off your costume in the costume contest, test your skills at the carnival games, grab a ghoulish snack at Dr. Demento's snack table and collect candy with your friends and family. Parks and Recreation has traditionally hosted the family dance. The whole family can have a blast dancing to the music, socializing with friends and enjoying a snack. The Annual Spring Fling features a delicious pancake breakfast complete with raffles and a jellybean counting contest! Following the pancake breakfast is the Easter egg hunt, a free event for children up to age 12.



ITEM # 12

*Whereas,* In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, And

*Whereas,* this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

*Whereas,* Arbor Day is now observed throughout the nation and the world, and

*Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

*Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

*Whereas,* trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, and

*Whereas,* trees, wherever they are planted, are a source of joy and spiritual renewal.

*Now, Therefore,* I, **Tammy J. Perry**, Council Chairperson of the Town of Veazie do hereby proclaim **November 26** each year as

## Arbor Day

In the Town of Veazie, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

*Further,* I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

*Dated this* 25<sup>th</sup> day of November 2013

Council Chair: \_\_\_\_\_



# Manager's Report

## For November 25, 2013

### Council Meeting

Item # 14

Since the last council meeting these are a few of the items that have occurred or have been addressed by me or other staff members:

I contacted the School and spoke with Principal Nichols about water filtration for the school system. The School does not have a whole system filtration system in place. If requested he could gather pricing but at this time they do not have one. I also spoke to Principal Nichols about policies that may exist for use of the school facilities. He relayed they do exist and has provided me with a copy along with a rental agreement, which will be attached to this report for review.

I have left a message with Mary Drew from Bangor Natural Gas to reopen discussions with them on expanding natural gas in throughout the Town.

A letter was drafted, which is attached, and sent to the By US Company to make them aware they had received the contract for the 2014-2016 ground maintenance. I also drafted a contract which was sent with the letter. At the time of this writing I have not received the signed contract

With the help of Rec Director Young we went around Town and cut down nuisance brush which was then left roadside for Silver's to pick up during the brush and leave pick up. This also included pruning the trees at the entrance to the Town Forest.

The brush and leave pick up has been completed. I was in conversation with Barney numerous times and it's my understanding it went well with no issues. I also had requested at the completion of the leaf and brush pick up that Barney's crew clean up the area where we have been placing these items. This has been done and the area looks extremely better. I am working on removing all of the debris but at the time of this writing I have been unsuccessful, but will continue to try to find a resolve.

The propane tanks at the Community Center and the Town Office have been changed to our new vendor Hermon Oil.

I met with Phil Ruck to discuss the Town's Stormwater Permitting process. We are continuing to work on this and Mr. Ruck will make a presentation to the Council in the future on the permit.

I have discussed the concerns with the timber harvesting with Code Officer Larson. He has provided me his findings in writing, which I have attached to this report for review.

I have reviewed the video that was completed reference the drainage concern in Silver Ridge that I have been working on for several months. From this video I have determined that the concern is not being

# **Manager's Report For November 25, 2013 Council Meeting**

caused by the Town property and will have to be addressed by the homeowner. A letter and a copy of the video will be sent to the homeowner.

I received and have reviewed two letters signed by several former sewer district trustees with concerns on the Sewer District. I have attached these for review.

I have spoken to CES with concerns on the amount of water that has been put on the roadways along with the salt they are using to help alleviate the water icing on the road. I requested that they spend more time draining the water from the bed of the trucks and that they also clean the dirt and salt from the road when they are done. Since speaking with them I have received a letter for Barney with concerns. I have attached this letter for review.

Continue to work with the fire department on restructuring. I have received and reviewed there monthly report. I have attached it for review

I attended the Conservation Commission meeting and discussed future plans with them. Chairperson MacKay will be at the Council meeting to discuss plans with the Council

Two projects have been completed by Silvers. One being the removal of heaving payment to the main entrance to the school and the second being a failed drainage system which had been installed by prior public works staff in front of a home on Mt View Drive.

Finally Office Staff and I have been working diligently on the Towns New Website which is scheduled to go live on December 2. I have the inactive version now for anyone that wants to see it. This is a great improvement from the website we are currently using.

## **Attachments:**

Letter to By US Company  
Community Use of School Facilities Policy and Rental Agreement  
Fire Department Report  
Letter from Red Cross Pine Tree Chapter Executive Director Todd Nadeau  
Invitation to Breakfast with Our Lawmakers  
Letter from Barney Silver  
Letter from Code Officer Larson  
Letter(s) from former sewer district trustees

## Town of Veazie

November 13, 2013

The By US Company  
154 Hildreth Street  
Bangor, Maine 04401  
Attn: James Dunn

Ref: Ground Maintenance Contract 2014 to 2016

  
Dear Mr. Dunn,

I am writing to advise you that on November 12, 2013 the Veazie Town Council awarded The By US Company the contract for Ground Maintenance for the period starting April 15, 2014 until April 14, 2016. Your company was chosen from (5) other companies that submitted bids. Your bid was \$9,250.00 for the 2014 season and \$9,250.00 for the 2015 mowing season. I have signed and completed a contract for this service which is attached. I would ask that you sign the original copy and return that to me at 1084 Main Street Veazie Maine 04401 and keep the copy for your records.

I want to congratulate you on your successful bid submission and I look forward to continuing to work with you and The By US Company. If you have any questions, concerns or comments please don't hesitate to contact me.

Sincerely,

  
Mark Leonard

CC: Veazie Town Council

## **COMMUNITY USE OF SCHOOL FACILITIES**

The Veazie School Department encourages and supports the use of school facilities by community sponsored groups. When school facilities are not being used as part of ongoing educational programming, community sponsored groups and/or activities may be permitted a wide use of school facilities for civic, educational, or charitable purposes as may be consistent with the requirements of the school. The superintendent or his designee will approve all requests for the use of the school facilities. Town sponsored groups and nonprofit Veazie community groups will not be charged unless activities extend beyond the hours of normal custodial coverage. Nonresident, private, or commercial groups will be charged a rental price to be determined by the superintendent of schools and will be required to sign a rental agreement.

## **ADMINISTRATIVE GUIDELINES FOR USE OF SCHOOL FACILITIES**

1. School custodial coverage will be required during all use of school facilities. Groups wishing to use school facilities beyond normal custodial hours may be charged for the cost of this coverage.
2. The school reserves the right to require additional supervision for non-school use of the facilities.
3. In general, the use of school facilities by non-school groups will not include the use of school equipment. Should the use of school equipment be granted, fees for the rental of that equipment may be charged.
4. Non-school groups shall be confined to areas reserved or rented and be liable for damages that may be incurred in using the building and equipment.
5. No person under the influence of alcohol or drugs shall be permitted to enter any facility, nor shall any person bring, use, or serve alcohol or drugs in or on any facility at any time. Users must follow the Veazie School Committee's policy on smoking which prohibits smoking on school grounds at all times.
6. Groups wishing to use the kitchen area must do so under the direction of a properly trained person. If it is necessary to have a school department employee present fees for the cost of this coverage may be charged.
7. The superintendent shall establish a fee schedule for nonresident, private, and commercial use of the facilities.



8. A certificate of insurance shall be required as appropriate to the particular use of the facility.
9. Repeat use of the facility may be denied to any group which has not demonstrated appropriate conduct or care of the facilities.

### **SCHEDULE OF FEES**

	Not for profit non resident or private use	Commercial Purpose
School Gymnasium	\$50.00	\$200.00
School Cafeteria	\$40.00	\$80.00
School Cafeteria & Kitchen	\$50.00	\$100.00
School Library	\$80.00	\$100.00
School Computer Lab	\$50.00	\$100.00
School Art Room	\$40.00	\$80.00
School Music Room	\$40.00	\$80.00
School Stage	\$40.00	\$80.00
Classroom Rates (3 hr. sessions)	\$25.00	\$50.00
Athletic Fields (rate is per field)	\$25.00	\$50.00

Notes:

1. Equipment must be operated by a qualified person. Supplies must be provided by the applicant group. Additional equipment such as VCRs, overhead projectors, etc. may be used at an additional fee.
2. Suitable police protection will be determined by the school department.
3. Preparation of athletic fields will be done by school approved personnel but the user will pay for additional labor costs of preparing fields.

Revised: 1/5/99 Reviewed: 01/02/07

## RENTAL AGREEMENT

By this agreement made on \_\_\_\_\_, between VEAZIE SCHOOL DEPARTMENT, hereinafter referred to as lessor, and \_\_\_\_\_ of \_\_\_\_\_ hereinafter referred to as lessee, lessor rents to lessee, and lessee hires from lessor for use as a \_\_\_\_\_ the following described premises: \_\_\_\_\_

\_\_\_\_\_ for the following terms and conditions:

1. Date and time of rental: \_\_\_\_\_
2. Proof of liability insurance by the lessee to indemnify and save harmless the Town of Veazie, The Veazie School Committee and any other Agency of the Town of any Agent acting on behalf of the Town from any injury damage or claim of any kind whatsoever arising out of the use of said facility and adjacent areas in an amount satisfactory to lessor. This provision may be waived by the superintendent or the superintendent's designee.
3. The lessee using the facility assumes liability for loss and/or damage incurred during the use of the facility.
4. The lessee using the facility agrees to provide at his/her /their expense any security personnel that may be deemed necessary by either party.
5. Lessee shall pay to lessor \$ \_\_\_\_\_ rental fee for use of the facility.
6. Lessee shall pay to lessor \$ \_\_\_\_\_ personnel fees.\*
7. Lessee shall pay to lessor \$ \_\_\_\_\_ for other fees.

Total estimated fees at the time of signing: \_\_\_\_\_ \*.  
(\*estimate only at time of signing. To be adjusted, based on actual expense incurred, at conclusion of activity).

8. A deposit of one-half (1/2) of the total estimated fees thirty (30) days prior to the event date. The balance of which is due and payable within ten (10) days after the conclusion of the event (this requirement may be waived by the School administrator). Deposit will be refunded if the event is canceled.
9. This agreement may be canceled by either party upon thirty (30) days written notice.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

Witness:

VEAZIE SCHOOL DEPARTMENT

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Agent of the Veazie School Department

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Printed Name of Lessee

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Signature of Lessee

# Town of Veazie Fire/Rescue Department

## MEMORANDUM

To: Chief Leonard

From: Capt Metcalf

Date: November 18, 2013

Re: October 2013 Monthly Report



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### Incidents

#### Station:

114 - Chimney or flue fire, confined to chimney or flue	1	3.33%
141 - Forest, woods or wildland fire	1	3.33%
143 - Grass fire	1	3.33%
<b>Total - Fires</b>	<b>3</b>	<b>10.00%</b>

321 - EMS call, excluding vehicle accident with injury	13	43.33%
<b>Total - Rescue &amp; Emergency Medical Service Incidents</b>	<b>13</b>	<b>43.33%</b>

500 - Service Call, other	2	6.67%
5001 - Burn Permit	1	3.33%
542 - Animal rescue	1	3.33%
550 - Public service assistance, other	1	3.33%
553 - Public service	1	3.33%
571 - Cover assignment, standby, moveup	1	3.33%
<b>Total - Service Call</b>	<b>7</b>	<b>23.33%</b>

611 - Dispatched & cancelled en route	1	3.33%
6111 - Dispatched and no response	1	3.33%
<b>Total - Good Intent Call</b>	<b>2</b>	<b>6.67%</b>

735 - Alarm system sounded due to malfunction	1	3.33%
743 - Smoke detector activation, no fire - unintentional	4	13.33%
<b>Total - False Alarm &amp; False Call</b>	<b>5</b>	<b>16.67%</b>

<b>Total for Station</b>	<b>30</b>	<b>100.00%</b>
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### Incidents by Day of Week

Sunday	6
Monday	4
Tuesday	6
Wednesday	5
Thursday	3
Friday	2
Saturday	4

# Town of Veazie Fire/Rescue Department

## Incidents by Time of Day

Time of Day	Number of Incidents
02:00:00 to 02:59:59	1
03:00:00 to 03:59:59	1
06:00:00 to 06:59:59	2
07:00:00 to 07:59:59	1
08:00:00 to 08:59:59	1
09:00:00 to 09:59:59	4
10:00:00 to 10:59:59	3
12:00:00 to 12:59:59	4
13:00:00 to 13:59:59	3
14:00:00 to 14:59:59	2
15:00:00 to 15:59:59	2
16:00:00 to 16:59:59	1
17:00:00 to 17:59:59	1
19:00:00 to 19:59:59	2
21:00:00 to 21:59:59	1
23:00:00 to 23:59:59	1

## Average Response Time by Time of Day\*

Please note that the response time includes the time the call is taken at dispatch not from when call is toned out.

Time	Count	Count in Average	Average Response Time HHMMSS
02:00:00 to 02:59:59	1	0	
03:00:00 to 03:59:59	1	0	
06:00:00 to 06:59:59	2	1	00:15:38
07:00:00 to 07:59:59	1	1	00:10:48
08:00:00 to 08:59:59	1	1	00:08:38
09:00:00 to 09:59:59	4	3	00:03:55
10:00:00 to 10:59:59	3	3	00:03:40
12:00:00 to 12:59:59	4	3	00:04:25
13:00:00 to 13:59:59	3	1	00:05:28
14:00:00 to 14:59:59	2	2	00:05:23
15:00:00 to 15:59:59	2	2	00:21:35
16:00:00 to 16:59:59	1	1	00:07:21
17:00:00 to 17:59:59	1	1	00:08:10
19:00:00 to 19:59:59	2	1	00:13:36
21:00:00 to 21:59:59	1	1	00:15:54
23:00:00 to 23:59:59	1	1	00:15:00
<b>Totals:</b>	<b>30</b>	<b>22</b>	

\* **Note:** The incident count used in averages does not include the following:

Not completed incidents, Personal Vehicle Response Mutual Aid given, Other Aid Given, Cancelled in Route, Not priority, Fill-In Standby, No arrival and Invalid Dates/Times.

# Town of Veazie Fire/Rescue Department

## Response Time Recap\*

2013224	Cancelled	Dispatched and no response
2013234	Mutual Aid Given	Dispatched & cancelled en route
2013239	Invalid Date/Time	EMS call, excluding vehicle accident with injury
2013249	0 min(s), 11 sec(s)	Service Call, other
2013248	0 min(s), 18 sec(s)	Public service assistance, other
2013220	2 min(s), 0 sec(s)	Public service
2013232	3 min(s), 5 sec(s)	Animal rescue
2013227	3 min(s), 9 sec(s)	EMS call, excluding vehicle accident with injury
2013221	4 min(s), 40 sec(s)	EMS call, excluding vehicle accident with injury
2013231	4 min(s), 41 sec(s)	EMS call, excluding vehicle accident with injury
2013245	Not Priority	Service Call, other
2013238	5 min(s), 28 sec(s)	EMS call, excluding vehicle accident with injury
2013242	5 min(s), 51 sec(s)	EMS call, excluding vehicle accident with injury
2013240	6 min(s), 48 sec(s)	EMS call, excluding vehicle accident with injury
2013223	Fill-In, Standby	Grass fire
2013233	Mutual Aid Given	Cover assignment, standby, moveup
2013228	7 min(s), 21 sec(s)	EMS call, excluding vehicle accident with injury
2013237	7 min(s), 42 sec(s)	Alarm system sounded due to malfunction
2013243	8 min(s), 10 sec(s)	Smoke detector activation, no fire - unintentional
2013235	8 min(s), 23 sec(s)	Smoke detector activation, no fire - unintentional
2013247	8 min(s), 26 sec(s)	Chimney or flue fire, confined to chimney or flue
2013222	8 min(s), 38 sec(s)	EMS call, excluding vehicle accident with injury
2013229	10 min(s), 48 sec(s)	EMS call, excluding vehicle accident with injury
2013226	Not Priority	Burn Permit
2013225	Fill-In, Standby	EMS call, excluding vehicle accident with injury
2013236	13 min(s), 36 sec(s)	Smoke detector activation, no fire - unintentional
2013230	15 min(s), 0 sec(s)	EMS call, excluding vehicle accident with injury
2013241	15 min(s), 38 sec(s)	Smoke detector activation, no fire - unintentional
2013244	15 min(s), 54 sec(s)	EMS call, excluding vehicle accident with injury
2013246	34 min(s), 44 sec(s)	Forest, woods or wildland fire

\* Please note that the response time **includes** the time the call is taken at dispatch not from when call is toned out.

## Department Training

Heating Emergency Response Review	10/3/2013 1800
Hazardous Materials Review – Decon Operations	10/17/2013 1800

## Continuing Education/Professional Development

One member attended the Pine Tree Burn Foundation Fire and Life Safety Education Conference

One member completed required EMS protocol update







[illegible]

[illegible]

[illegible]





**American Red Cross**  
Maine

[www.MaineRedCross.org](http://www.MaineRedCross.org)

Regional Headquarters  
2401 Congress Street  
Portland, ME 04102  
Tel (207) 874-1192  
Fax (207) 874-1976

United Valley  
1180 Lisbon Street  
Lewiston, ME 04240  
Tel (207) 795-4004  
Fax (207) 795-4037

Mid Coast  
16 Community Way  
Topsham, ME 04086  
Tel (207) 729-6779  
Fax (207) 729-2738

Pine Tree  
145 Exchange St., Suite 1  
Bangor, ME 04401  
Tel (207) 941-2903  
Fax (207) 941-2906

Aroostook County  
7 Hatch Drive, #250  
Caribou, ME 04736  
Tel (207) 493-4620  
Fax (207) 493-4869

October 23, 2013

Chief Mark Leonard  
Veazie Police Department  
1084 Main St  
Veazie, ME 04401

Dear Chief Leonard,

Each year, millions of people turn to the American Red Cross in their time of need, including 1,422 here in Maine in FY13. And each time, the Red Cross, through the strength of our volunteers, partners and donors, responds with help and hope. It is the generous contributions entrusted by you that help ensure the Red Cross mission remains strong and vital for those we serve today and in the future.

The enclosed reports, *The American Red Cross: Transforming for the Future*, and the *Maine Region 2013: A Year of Progress and Vision*, comes on the heels of Gail McGovern's five-year tenure as president and CEO, and serves as a window into our efforts this past year and plans for the years ahead. You make this critical work possible, from delivering disaster relief to countries around the world and to our neighbors, to teaching lifesaving skills, such as CPR, and supporting members of our military in Maine.

Thank you for your ongoing support of our lifesaving mission. It is a testament to your compassion for friends and neighbors who find themselves amidst dire circumstances. The American Red Cross is there to deliver our services by the power of your humanity.

Sincerely,

Todd M. Nadeau, MSB, CFRE  
Executive Director

*Proudly serving Penobscot, Hancock, Piscataquis, Somerset, Waldo, Knox, Washington, and Aroostook Counties  
for over 100 years.*

## The American Red Cross of Maine Responds

Our Disaster Services teams provide effective planning, preparedness, and relief in times of disaster in Maine — and often even farther afield. They go into action for everything from a single-family house fire to a mass care response during a major event like a flood or ice storm.

In fiscal 2013, we played a role in some **531** disaster incidents in Maine, assisting **1,422** individuals — thanks to the help of **487** volunteers. We also educated **1,646** community members in key aspects of disaster preparedness and response.

Mainers also responded to Hurricane Sandy, Newtown CT, the Boston Marathon bombings, the Oklahoma tornados, the fires in Colorado and the upstate NY floods.

We trained **18,846** people in lifesaving skills such as CPR, AED (automatic external defibrillator) water safety and instructor certification.

### SAF and International Services

Red Cross Services to the Armed Forces (SAF) sends emergency messages to and from members of the U.S. armed forces anywhere in the world. We also process financial assistance for Maine military families in need, help veterans in hospitals and provide education and emotional support to families whose members have been deployed. In addition, we work with military units to educate them about the Red Cross services available to them.

Last year, we helped **487** military families with communications or financial aid and trained service members or their families in Red Cross services.

The Red Cross of Maine works as part of the global network of Red Cross and Red Crescent Societies to help locate lost family members or deliver messages between people who've become disconnected by disaster or war. We also provide long-range assistance in times of global disasters, such as Hurricane Sandy and the Colorado forest fires.

In fiscal 2013, we traced or helped deliver messages between 11 people and provided more than **\$25,000** in SAF loans to clients.



### Counting on the Red Cross

From temporarily disrupted lives to catastrophic loss, the Red Cross is ready to meet emergency needs for disaster victims across America. Not just to provide shelter and a warm meal, but to lend the support needed to rebuild homes and lives. Thanks to your generous support, people in need know they can count on the Red Cross.

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## Volunteers and Donors Make a Difference

Neighbors helping neighbors is what the Red Cross is all about. Volunteers make up **96%** of the work force needed to carry out our humanitarian mission. It was quite a year with a record number of incidents and a record number of persons assisted.

All this was made possible not only through the training, talent and courage of our volunteers, but also through the heartfelt generosity of donors and community partners. Thank you for caring about the people of Maine.

To learn more about volunteer opportunities, visit [redcross.org/volunteer](http://redcross.org/volunteer).



**You're Invited to Attend**

## Breakfast with Our Lawmakers

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December 10, 2013  
7:30—9:00 a.m.

Husson University  
Dyke Center for Family Business  
One College Circle, Bangor Maine

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Join business leaders and elected officials  
for a legislative breakfast, hosted by the  
Bangor Region Public Health Advisory Board.

RSVP via email or phone:  
[lamie.Comstock@bangormaine.gov](mailto:lamie.Comstock@bangormaine.gov)  
207-992-4466



**TOWN OF VEAZIE**  
1084 Main Street  
Veazie, Maine 04401-7091  
tel:(207) 947-2781 fax:(207) 942-1654



November 18, 2013

MEMO TO: Town Manager

FROM: J. Larson CEO

SUBJECT: S.E. MacMillan Co.

On November 18, 2013, I made a site visit to property owned by S.E. MacMillan Co. located on Ridgeview Drive. Tax Map 12 Lot 5 is the retained land of MacMillan from Oak Ridge Subdivision approved 1989. The owner has an intent to harvest from the State and is in compliance with State standards as well as the Town of Veazie's Ordinance section 15.05.11.09. This has been confirmed by the State Forest Ranger.

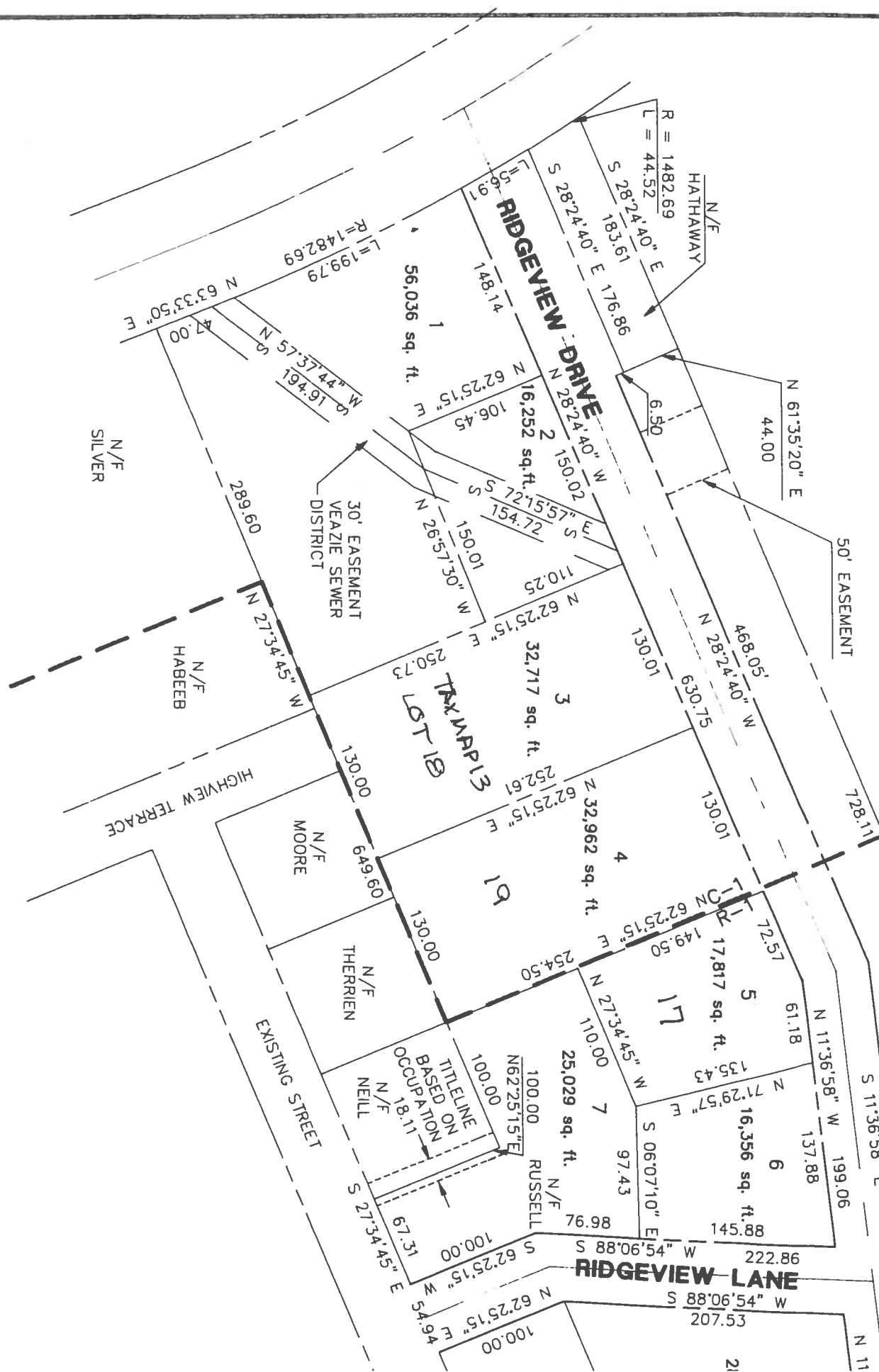
Tax Map 13 Lots 18 & 19 are 2 commercial lots that have been clear cut except for small buffer near abutting properties and Lot 17 which is zoned residential. After consultation with MMA, timber harvesting standards do not apply to approved lots in subdivision, therefore can be clear cut. No violation exists.

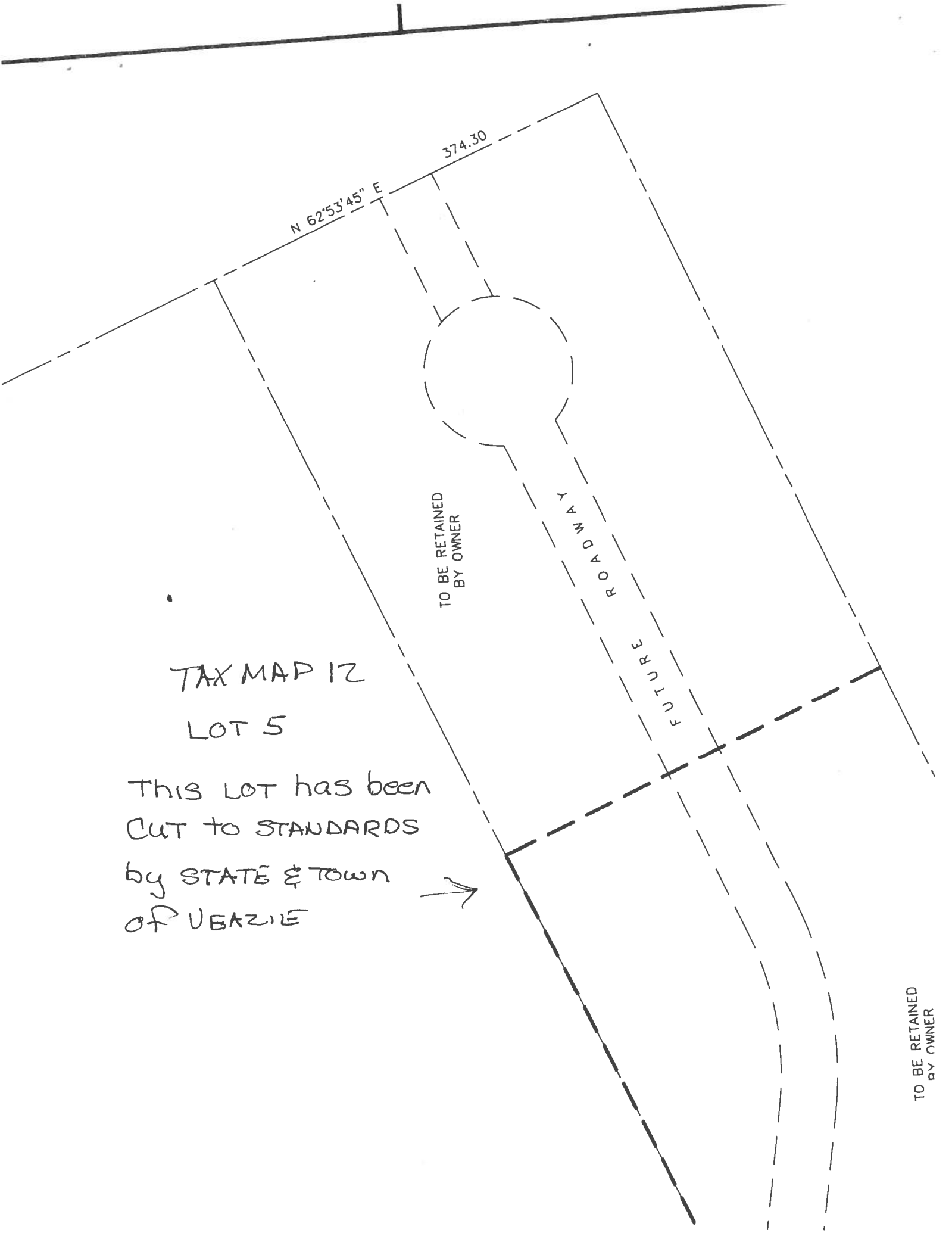
Prior to 1994, there was no requirement for open space.

If the 2 commercial lots are to be developed, section 15.05.09.08.02.03.02 would apply to any site plan review application. This section requires a 25' buffer of plantings between commercial and residential zones.

If you have any questions or concerns, let me know.







N 62°53'45" E

374.30

TO BE RETAINED  
BY OWNER

FUTURE  
ROADWAY

TAX MAP 12

LOT 5

THIS LOT HAS BEEN  
CUT TO STANDARDS  
by STATE & TOWN  
OF VERZIE



TO BE RETAINED  
BY OWNER

# LOU SILVER, INC.

Veazie, Maine 04401

---

BULL DOZING • BACKFILLING • GRAVEL • FILL • BACKHOE & SHOVEL WORK

---

MAILING ADDRESS  
P.O. Box 22  
Orono, Maine 04473  
Phone: Bangor, Maine 942-8074

November 21, 2013

Town of Veazie  
1084 Main Street  
Veazie, Me. 04401  
Attn: Mark Leonard

Re: Dam Removal Trucking

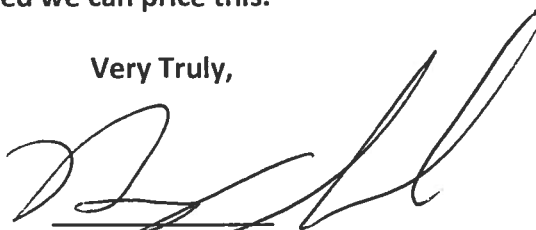
Dear Mark,

I am concerned with the hauling going on from the Dam Removal. There is a great deal of water leaking from the Dump truck bodies onto the roadways. While Sargent Corp. is salting the roadways regularly and maintaining them I am worried about being liable in the event of an accident. Today there was water all the way out and onto Hogan Road in places.

I do not want to have any impact on Sargents job. I only want to not be held liable for conditions caused by their work making the roads slippery.

Please consider this notice that this is beyond my plow contracts intent and if it is the Towns position for me to be involved we can price this.

Very Truly,

A handwritten signature in black ink, appearing to read 'Barney W. Silver', written over a horizontal line.

Barney W. Silver

**Brian Perkins  
1116 Chase Road  
Veazie, ME 04401-6908  
207.942.2609**

October 21, 2013

Mark Leonard, Interim Town Manager  
Town of Veazie  
1084 Main Street  
Veazie, ME 04401

Mark,

Please find enclosed copies of two letters to the Veazie sewer district signed by several of the former sewer district trustees. I thought the Council might be interested in reading the letters and would therefore appreciate having the copies included in the next council packets.

Please call me at home if you have questions.

Many thanks,

  
Brian

cc: Tammy Perry, Council Chair

To the Veazie Sewer District Trustees:

As former Veazie Sewer District Trustees who served terms between 1989 and 2012, we would like to express our concern with the actions of the current board of Trustees. While we understand the unique responsibilities of public service and the duty of elected representatives to balance the greater good with district needs, we cannot support the current Trustees' philosophy, as evidenced by your failure to honor the long-time superintendent's employment contract, and by their disregard for a Personnel Policy developed in good faith by your predecessors.

It was obvious prior to the nearly wholesale resignations tendered in 2012 that the employees of the Veazie Sewer District were like a family. With two employees residing in Veazie, the investment in our community was clear. We have long believed that this family attitude was beneficial to the town, and had a positive impact on operations at the VSD.

Sewer district employee benefit packages and wage schedules were developed to be competitive in an effort to keep valuable employees in order to maintain the institutional knowledge, the family atmosphere, and the personal investment of the employees in our community and our treatment facility. While the current trustees may view the compensation packages of the former employees as excessive, it is clear that they failed to consider the money ***saved*** over the years through careful stewardship of the district's physical plant, tools, and equipment by these employees, who also performed a wide array of maintenance and treatment related tasks in-house. With the loss of these employees the district has outsourced, or is seeking to outsource many routine tasks including mowing, lab work, quarterly billing, preparing property liens, and more.

The blatant disregard of the current trustees for previously negotiated personnel policies pales in comparison to the withholding of the former superintendent's **personal retirement fund**. It seems impossible that the district has insufficient evidence of employee and district contributions to this fund over the course of the superintendent's employment. This former employee is now being asked to provide documentation of trustee approval of the retirement fund and the contributions made to that fund. The law firm asking for the information is the

same firm that has represented the district for all of those 23 years, and in fact, is the firm that prepared the retirement plan for the district.

As former stewards of the district who discharged our public duties with great care, we find the behavior of the current trustees is not in the best interest of the district, or the constituents they were elected to represent. Withholding funds previously budgeted, approved, and reserved for specific purposes is unacceptable.

We ask that all debts to former sewer district employees be paid immediately including payment for **unused, accrued sick time** according to the Personnel Policy in effect as of November 2012, and according to the former superintendent's contract (which was approved by the board prior to his resignation in 2012). In addition, retirement contributions for former employees for 2012 should be deposited in accordance with the VSD personnel policy. Lastly, the retirement account of the former superintendent, including any matching funds contributed by the district during his 23-year tenure, should be released to the qualified fiduciary, financial advisor, or investment manager designated by Mr. Brooks.

These actions would restore, in part, public faith in a board of trustees elected to act on behalf of district stakeholders, as the charge to the board includes expending funds raised through assessment of user fees, service charges, and taxes, in the manner budgeted and obligated.

Sincerely,

*David F. Averill*

RICHARD F. AVERILL FORMER SEWER DIST TRUSTEE

*Kevin P. ...*

*Carol Thompson*

GARY BREW

*Ken ...*

L. Brian Perkins

*L. Brian Perkins*

cc: Tom Allen, Gary Brooks, Emily Cain, Jonathan Pottle, Terry Stackhouse, Veazie Town Council

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As former stewards of the district who discharged our public duties with great care, we find the behavior of the current trustees is not in the best interest of the district, or the constituents they were elected to represent. Withholding funds previously budgeted, approved, and reserved for specific purposes is unacceptable, and raises a number of questions regarding oversight of the sewer district and responsible management of the district's assets by the trustees.

We ask that all debts to former sewer district employees be paid immediately including payment for **unused, accrued sick time** according to the Personnel Policy in effect as of November 2012, and according to the former superintendent's contract (which was approved by the board prior to his resignation in 2012). In addition, retirement contributions for former employees for 2012 should be deposited in accordance with the VSD personnel policy. Lastly, the retirement account of the former superintendent, including any matching funds contributed by the district during his 23-year tenure, should be released to the qualified fiduciary, financial advisor, or investment manager designated by Mr. Brooks.

These actions would restore, in part, public faith in a board of trustees elected to act on behalf of district stakeholders, as the charge to the board includes expending funds raised through assessment of user fees, service charges, and taxes, in the manner budgeted and obligated.

Sincerely,

Edward F. Snow

 Sept 12 2012

cc: Tom Allen, Gary Brooks, Emily Cain, Jonathan Pottle, Terry Stackhouse, Veazie Town Council