



Veazie Town Council

Regular Meeting

**April 11th, 2016
6:30pm**

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 March 28th Regular Council Meeting Minutes.
- ITEM 6:** Comments from the Public

New Business:

- ITEM 7:** Solarize Project
- ITEM 8:** Assessor Update
- ITEM 9:** Draft RFP/Scope of Work for Consultant Ref. Comp. Plan Update
- ITEM 10:** Boston Cane Proclamation
- ITEM 11:** MMA Election Notification

Old Business:

- ITEM 12:** River Restoration follow up
- ITEM 13:** Town of Orono invoice
- 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 #19 and Town Payroll #20, School Payroll Warrant #20 & #21 and AP School Warrant #20 & #21.
- ITEM 17:** Adjournment

Tammy Perry
5 Prouty Dr
947-9624

Chris Bagley
16 Silver Ridge
cbagley@veazie.net

Robert Rice
1116 Buck Hill Dr
942-3064

Karen Walker
1002 Mutton Ln
947-0458

David King
1081 Main St
942-2376

Agenda Items For April 11, 2016 Council Meeting

The following are some of the items on the agenda:

- ITEM 7: Karen Marysdaughter will make a presentation on Greater Bangor Solarize. This program was first initiated in Portland Oregon in 2009 and is designed as a collective purchasing program for homes, small businesses, farms and community solar projects. The goal is to promote the installation of distributed solar installation at a reduced rate. Marysdaughter is requesting that the Town of Veazie add their name as a partner and additionally, assist with outreach to potential solar purchasers through established municipal networks. No funding is requested for this current proposal.
- ITEM 8: Assessor Ben Birch will be present to provide the Council with an update. Documentation has been included in your packet that he will review.
- ITEM 9: A member of the Planning Board will present a draft RFP/ Scope of Work to hire a consultant to assist with the updating of the Town's Comprehensive Plan.
- ITEM 10: A proclamation will be presented for review on the presentation of the Boston Cane to Dorothy Treworgy. The presentation will occur on April 15th which is the 98th birthday of Mrs. Treworgy.
- ITEM 11: Maine Municipal Association (MMA) has requested that I submit a request for nominations for the Executive Board along with the Vice President position. Documentation has been presented for review.
- ITEM 12: Follow up discussion regarding the proposed land transfer from the River Restoration to the Town of Veazie. A list of questions were developed and referred to legal staff for review. A response to these questions have been received and forwarded to Council for review. Town legal staff will be present to discuss any further questions that may have been developed from his response or to discuss any additional questions that may arise.
- ITEM 13: Discussion regarding an invoice for services from the Town of Orono concerning recreation and library services. The Council agree to pay the Town of Orono \$10,000.00 for these services. Since then, some are concerned that we have not received services that were agreed upon. A discussion will be held on how the Council wants to proceed with the invoice.

Veazie Town Council Meeting
March 28th, 2016

Members Present: Chairman Tammy Perry, Councilor Robert Rice, Councilor Chris Bagley, Councilor Karen Walker, Councilor David King, Manager Mark Leonard, Secretary Julie Strout, Laura Rose Day from Penobscot River Trust, Principal Matt Cyr, Conservation Commission members Andrew Brown and Jim Killarney and various members of the public.

Members Absent:

All present

ITEM 1: Call to order

Chairman Tammy Perry called the meeting to order at 6:30 pm.

ITEM 2: Secretary to do the roll call:

All present

ITEM 3: Pledge of Allegiance

ITEM 4: Consideration of the Agenda

Move Executive Session I MRSA 405 (6)(A) from 10A to 13B, change Comments from the Public to 13A

Add discussion of meeting dates for Fiberight Presentation as 9B and change Cemetery Committee Appointment to 9A

ITEM 5: Approval of the February 22nd, 2016 Regular Council Meeting and March 22nd Special Council Meeting Minutes

Councilor Karen Walker made a motion, seconded by Councilor David King to approve the February 22nd, 2016 Regular Council Meeting Minutes as written. Voted 5-0-0. Motion carried.

Councilor Karen Walker made a motion, seconded by Councilor David King to approve the March 22nd, 2016 Special Council Meeting Minutes as written. Voted 5-0-0. Motion carried.

ITEM 6: Comments from the public

Teresa Montague updated the Council and public on her upcoming campaign for State House.

New Business:

ITEM 7: Principal Cyr Presentation

Principal Cyr reviewed his Veazie Community School Power Point Presentation with the Council.

ITEM 8: Election Clerks Appointment

Councilor Robert Rice made a motion, seconded by Councilor David King to appoint Alfred Bushway and Norma Noble as Election clerks. Voted 5-0-0. Motion carried.

ITEM 9A: Cemetery Committee Appointment

Councilor Robert Rice made a motion, seconded by Councilor Karen Walker to appoint Esther Bushway as a Cemetery Committee Member. Voted 5-0-0. Motion carried.

ITEM 9B: Discussion of meeting dates for Fiberight

The Council came up with three different dates to meet with Fiberight. Tuesday, April 19th, Wednesday, April 13th and Wednesday, April 20th. The meeting would start at 6:00pm. Manager Leonard will contact Fiberight to see what date will work for them.

Old Business:

ITEM 11: River Restoration follow up

There were multiple comments made by the public, Conservation Commission, Laura Rose Day, Manager Leonard and the Council in regards to the transfer of riverfront property from the Penobscot River Restoration Trust to the Town. The conclusion was to have Manager Leonard ask the Town Attorney if there have been other municipalities that have accepted property with similar conditions and restrictions, see if the Town can seek approval from the citizens of Veazie and if the Town takes ownership of the property, will it have to be made handicap accessible and/or ADA compliant.

ITEM 12: Manager's Report

Manager Leonard reviewed his report with the Councilor's.

ITEM 13A: Comments from the Public

There were a few comments made by the public.

ITEM 13B: Executive Session 1 MRSA 405 (6)(A)- Personnel Matters

Councilor David King made a motion, seconded by Councilor Chris Bagley to go into Executive Session 1 MRSA 405 (6)(A)- Personnel Matters at 8:45pm. Voted 5-0-0. Motion carried. Councilor Robert Rice made a motion, seconded by Councilor Karen Walker to exit Executive Session at 9:00pm. Voted 5-0-0. Motion carried.

ITEM 14: Requests for information and Town Council Comments

Councilor Karen Walker wanted to congratulate Manager Leonard for being on the Board of Directors for Regional Dispatch, thank Principal Cyr for his presentation and for setting up the hours for walking in the gym, thank the Police and Fire Dept. for sponsoring the Eggstravaganza Breakfast and to thank Mary Woods for keeping our town clean and appreciate all of her good works.

ITEM 15: Review & sign of AP Town Warrant #17, #18 & #19 and Town Payroll #18 & #19 School Payroll Warrant #18, #19 & #20 and AP School Warrant #18, #19 & #20.

The warrants were circulated and signed.

ITEM 16: Adjournment

Councilor Robert Rice motioned to adjourn
Councilor David King seconded. No discussion. Voted 5-0-0. Motion carried.
Adjourned at 9:04pm

A True Copy Attest
Julie Strout, Deputy Clerk

Greater Bangor Solarize
A Proposal for Municipalities
March, 2016

ITEM # 7

What is Solarize?

Initiated in Portland, Oregon in 2009, Solarize is a collective purchasing program for homes, small businesses, farms, and community solar projects. The Solarize process has spread across the country - in Maine there are projects in Freeport, Mid Maine, and Midcoast Maine.

The idea for a Solarize project for the Bangor area grew out of a "Solar Powering your Community" workshop sponsored by the cities of Bangor and Brewer and the Bangor Region Chamber of Commerce, held at the Cross Center in May of 2015.

The goal of Solarize is to promote the installation of distributed solar power by bringing together interested home and business owners to contract for solar installation at a reduced rate. Purchasers have been shown to save up to 10% of their installation costs. Coupled with the 30% federal tax credit and other possible financing options, solar can become very affordable.

What role would municipalities play in a Solarize project in the Greater Bangor area?

- Provide the community with a trusted emissary by adding their name as a partner.
- Assist with outreach to potential solar purchasers through established municipal networks and outreach tools.

We expect this project would easily piggyback on already existing municipal activities, and therefore not require much staff time. We are not requesting any funds.

Greater Bangor Solarize
% Karen Marysdaughter
21 Mt. Desert Dr.
Bangor, ME 04401
karenmd@myfairpoint.net
262-3706 (home)
930-5440 (cell)

A Proposal for Municipalities

April, 2016, submitted by Karen Marysdaughter

What is Solarize?

Initiated in Portland, Oregon in 2009, Solarize is a collective purchasing program for homes, small businesses, farms, and community solar projects. The Solarize process has spread across the country - in Maine there are currently projects in Freeport (<http://www.solarizefreeport.com/>), Mid Maine (<http://waterville.solarizemidmaine.com/>), and Midcoast Maine (<http://solarizemidcoastmaine.com/>).

The goal of Solarize is to promote the installation of distributed solar power by bringing together interested home and business owners to contract for solar installation at a reduced rate. Purchasers have been shown to save between 10% and 20% of their installation costs. Coupled with the 30% federal tax credit and other possible financing options, solar can become very affordable.

Solarize is being promoted at the national level by the Department of Energy Sunshot Initiative (Solarize Guidebook: <http://www.nrel.gov/docs/fy12osti/54738.pdf>) and regionally by the Clean Energy States Alliance (CESA Solarize Guide: <http://www.cesa.org/assets/2014-Files/Solarize/CESA-Solarize-Guide-September-2014-lowres.pdf>)

The idea for a Solarize project for the Bangor area grew out of a "Solar Powering your Community" workshop sponsored by the cities of Bangor and Brewer and the Bangor Region Chamber of Commerce, held at the Cross Center in May of 2015, and presented by the Sunshot Initiative.

What role would municipalities play in a Solarize project in the Greater Bangor area?

- Provide the community with a trusted emissary by adding their name as a partner.
- Assist with outreach to potential solar purchasers through established municipal networks and outreach tools (newsletters, email lists, website, social media).

We expect this project would easily piggyback on already existing municipal activities, and therefore not require much staff time. We are not requesting any funds.

Further information:

Greater Bangor Solarize Advisors (a few others may be added - suggestions welcome!):

Josh Plourde, Bangor City Council; Sharon Klein, University of Maine Department of Economics; Rick Reardon, EMCC Electrical Technology program; Bill Lippincott, Hampden business owner.

Greater Bangor Solarize Partners:

- Eastern Maine Development Corporation has signed on as a partner and will provide technical support.
- Bangor - Finance Committee has recommended to the City Council that Bangor become a partner - they will decide April 11.
- Hampden - Planning and Development Committee has recommended to the Town Council that they become a partner - they will decide April 19.
- Brewer - The City Manager is reviewing Solarize information.
- Orono - A Town Councillor is working to put Solarize on the agenda of the Community Development Committee

References for my community organizing experience:

- Malcolm Burson, Public Policy Advisor at the Conservation Law Foundation and former Maine DEP Associate Policy Director - mburson@clf.org
- Dan Dixon, University of Maine Sustainability Coordinator - daniel.dixon@maine.edu
- Vaughan Woodruff, owner, InSource Renewables, member ME Association of Building Energy Professionals, and Chair of their Committee on Renewable Energy - vwoodruff@insourcerenewables.com

Contacts for Maine Solarize projects that I have talked with, and are willing to talk to municipal officials:

Solarize Freeport - Donna Larson, Town Planner, dlarson@freeportmaine.com

Solarize MidMaine - John Reuthe, consultant for City of Waterville, jreuthe@waterville-me.gov

Solarize Midcoast Maine - Jeff Kobrock & Bill Najpauer, Eastern Maine Development District, jkobrock@mceddme.org & bnajpauer@mceddme.org

Sample Solarize documents, including RFP's, are available through the SunShot Initiative, CESA, and the other state and local Solarize projects.

Draft timeline:

March - April, 2016 - Recruit partners

May - September - Do outreach and create list of interested home & business owners

Mid May - Send out RFP

Mid June - Select installer(s)

July - mid September - Solar 101 informational session(s)

September 30 - Deadline to enter into contract with Greater Bangor Solarize project

Greater Bangor Solarize

96 Harlow St, Suite 100, Bangor, ME 04401

greaterbangorsolarize@gmail.com, 207-930-5440

MEMORANDUM FOR RECORD

ITEM # 8

TO: Mark Leonard, Veazie Town Manager

CC: Veazie Town Councilors

FROM: Benjamin F. Birch, Jr., Assessor



Date: March 29, 2016

RE: Assessor's Update as of March 29, 2016

As Assessor, I thank for the opportunity to provide this assessment update. As you know, I provide information from the Maine Real Estate Information System, Inc., d/b/a Maine Listings and the Office of the Federal Housing Enterprise Oversight (OFHEO) now the Federal Housing Finance Agency, recent news releases.

A. News releases from Maine Real Estate Information System, Inc., (d/b/a) Maine Listings)

AUGUSTA (January 22, 2016) – Maine real estate market closed out 2015 with a very healthy report. Listings data, sales of single-family existing homes increased 10.97 percent when compared to statistics from 2014. The median sales price (MSP) for the 15,672 homes sold last year was \$180,500 – a 3.14 percent increase from last year.

According to Ed Gardner, 2015 President of the Maine Association of Realtors, "The annual numbers are very positive for the real estate market in Maine, likely due to continued low interest rates, and confidence in the economy. For the most part, prices were stable and increasing for the year. Some markets are experiencing tight inventory at certain price points and 'days on market' has decreased over data from a year ago. Only Maine most rural counties experienced slight sold price declines." See Encl 1

AUGUSTA (February 25, 2016) – Realtors across the state of Maine continue to report a very healthy market for single-family existing home sales. Maine Listings calculated a 13.54 percent rise in sales last month, compared to January 2015. The median sales price (MSP) for the 889 homes sold reached \$175,500, an increase of 9.96 percent.

Ed Gardner, 2016 President of the Maine Association of Realtors, says “Overall, Maine has enjoyed a healthy real estate market this past month, but we are struggling with historically-low inventory in some markets. Buyers are facing fewer available home choices, and sellers are in the same boat, not finding enough “trade-up” inventory. See Encl 2

AUGUSTA (March 21, 2016) – Sales of single-family existing homes in Maine continued their upward climb during the month of February. Maine Listings reported a 21.72 percent jump in sales over the past 12 months. The median sales price (MSP) of \$160,000 reflects a slight price decline of 4.42 percent.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, “If you’re thinking about buying this spring, consult with a REALTOR who has unique local market knowledge and insights that can’t be replicated by online searching.” See Encl 3

B. News releases from the Federal Housing Finance Agency (FHFA).

Washington, DC (January 26, 2016) – U.S. house prices rose in November, up 0.5 percent on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). From November 2014 to November 2015, house prices were up 5.0 percent. The index levels for

October and November 2015 exceeded the prior peak level from March 2007. See Encl 4.

Washington, DC (February 25, 2016) – U.S. house prices rose 1.4 percent in the fourth quarter of 2015 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). This is the eighteenth consecutive quarterly price increase in the purchase-only, seasonally adjusted index.

“Instability in financial markets did not seem to put much of a drag on home prices in the fourth quarter,” said FFHFA Supervisory Economist Andrew Leventis. “The fourth quarter 1.4 percent increase for the U.S. was in line with the extremely steady – but historically elevated – appreciation rates we have been observing for several years now,” Leventis said. See Encl 5.

**C. Town of Veazie Assessing Department Business Personal
Property Declaration FT2016/2017 Encl 6**

**D. Town of Veazie Business Personal Property Declaration Form
Instructional Letter dated January 15, 2016 Encl 7**

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES UP 10.97 PERCENT in 2015

AUGUSTA (January 22, 2016)—Maine's real estate market closed out 2015 with a very healthy report. According to Maine Listings data, sales of single-family existing homes increased 10.97 percent when compared to statistics from 2014. The median sales price (MSP) for the 15,672 homes sold last year was \$180,500—a 3.14 percent increase from last year. The MSP indicates that half of the homes were sold for more and half sold for less.

Nationally, sales across the country were 7.1 percent higher in December, compared to the same month last year. The National Association of Realtors reported today that last month's national MSP of \$226,000 reflects an 8.0 percent increase. In the regional Northeast, sales were up 11.9 percent and the regional MSP rose 5.3 percent to \$255,700.

According to Ed Gardner, 2015 President of the Maine Association of Realtors, "The annual numbers are very positive for the real estate market in Maine, likely due to continued low interest rates, and confidence in the economy. For the most part, prices were stable and increasing for the year. Some markets are experiencing tight inventory at certain price points and 'days on market' has decreased over data from a year ago. Only Maine's most rural counties experienced slight sold price declines."

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, "Overall the data shows a confidence in the stability of the market and buyers are making sound investments in residential real estate."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of December only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the full year of 2014 and 2015.

(Continued)

Encl 1-1

DECEMBER ONLY CHART

December 1-31, 2014 – December 1-31, 2015

County	# Units Sold 2014	# Units Sold 2015	% Chng	MSP 2014	MSP 2015	% Chng
STATEWIDE	1080	1248	15.56%	\$181,800	\$177,750	-2.23%

FULL YEAR CHART

From January 1, 2014 – December 31, 2014 and
January 1, 2015 – December 31, 2015

County	# Units Sold 2014	# Units Sold 2015	% Chng	MSP 2014	MSP 2015	% Chng
STATEWIDE	14123	15672	10.97%	\$175,000	\$180,500	3.14%
Androscoggin	929	934	0.54%	\$130,000	\$136,750	5.19%
Aroostook	412	470	14.08%	\$89,000	\$87,250	-1.97%
Cumberland	3654	4141	13.33%	\$244,000	\$250,000	2.46%
Franklin	330	313	-5.15%	\$124,000	\$129,500	4.44%
Hancock	640	667	4.22%	\$192,250	\$191,000	-0.65%
Kennebec	1178	1325	12.48%	\$139,900	\$139,000	-0.64%
Knox	428	536	25.23%	\$188,500	\$183,500	-2.65%
Lincoln	457	488	6.78%	\$190,000	\$189,500	-0.26%
Oxford	608	684	12.50%	\$125,800	\$134,900	7.23%
Penobscot	1218	1393	14.37%	\$129,900	\$130,000	0.08%
Piscataquis	244	268	9.84%	\$95,000	\$87,500	-7.89%
Sagadahoc	438	434	-0.91%	\$171,250	\$187,000	9.20%
Somerset	440	466	5.91%	\$87,700	\$93,250	6.33%
Waldo	402	479	19.15%	\$135,000	\$144,000	6.67%
Washington	232	281	21.12%	\$78,500	\$94,000	19.75%
York	2513	2793	11.14%	\$215,000	\$226,000	5.12%

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 4,300 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 Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – ed@oceangaterealty.com - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – greg@greggosselin.com For more names: suzanne@mainerealtors.com

ENCL 1-2

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES RISE 13.54 PERCENT IN JANUARY

AUGUSTA (February 23, 2016) — Realtors across the state of Maine continue to report a very healthy market for single-family existing home sales. Maine Listings calculated a 13.54 percent rise in sales last month, compared to January 2015. The median sales price (MSP) for the 889 homes sold reached \$175,500, an increase of 9.69 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors today released statistics indicating an 11.2 percent increase in sales nationwide last month, and a national MSP rise of 8.3 percent to \$215,000. Regionally, the Northeast experienced an impressive 20.6 percent jump in sales while the regional MSP was up 0.9 percent to \$247,500.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, “Overall, Maine has enjoyed a healthy real estate market this past month, but we are struggling with historically-low inventory in some markets. Buyers are facing fewer available home choices, and sellers are in the same boat, not finding enough ‘trade-up’ inventory.”

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, “Now is a great time to buy, with very low interest rates. It’s also a terrific time to list your property, since there is little competition in some market areas. This also holds true for Maine’s commercial real estate sector. Contact a REALTOR today and experience a smooth transaction acquiring or selling your greatest investment, with your experienced real estate professional.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of January only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of November through January.

(Continued)

ENCL 2-1

JANUARY ONLY CHART

January 1-31, 2015 – January 1-31, 2016

# Units Sold	# Units Sold 2015	% 2016	MSP Chng	MSP 2015	% 2016	Chng
STATEWIDE	783	889	13.54%	\$160,000	\$175,500	9.69%

ROLLING QUARTER CHART

From November 1, 2014 – January 31, 2015 and
November 1, 2015 – January 31, 2016

# Units Sold	# Units Sold 2014-15	% 2015-16	MSP Chng	MSP 2014-15	% 2015-16	Chng
STATEWIDE	2842	3338	17.45%	\$173,500	\$177,500	2.31%
Androscoggin	193	191	-1.04%	\$133,200	\$130,000	-2.40%
Aroostook	91	104	14.29%	\$85,000	\$69,250	-18.53%
Cumberland	714	828	15.97%	\$235,750	\$245,000	3.92%
Franklin	83	71	-14.46%	\$130,000	\$112,000	-13.85%
Hancock	131	150	14.50%	\$210,000	\$227,500	8.33%
Kennebec	226	270	19.47%	\$135,000	\$137,250	1.67%
Knox	96	106	10.42%	\$185,953	\$181,500	-2.39%
Lincoln	100	118	18.00%	\$182,500	\$196,500	7.67%
Oxford	141	163	15.60%	\$125,000	\$126,500	1.20%
Penobscot	218	307	40.83%	\$131,800	\$112,500	-14.64%
Piscataquis	54	57	5.56%	\$96,500	\$89,900	-6.84%
Sagadahoc	82	104	26.83%	\$182,500	\$183,750	0.68%
Somerset	81	104	28.40%	\$100,000	\$80,500	-19.50%
Waldo	75	89	18.67%	\$146,000	\$150,000	2.74%
Washington	62	73	17.74%	\$73,250	\$108,000	47.44%
York	495	603	21.82%	\$216,000	\$220,000	1.85%

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 4,300 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 Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – ed@oceangaterealty.com - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – greg@greggosselin.com For more names: suzanne@mainerealtors.com

#

ENCL 2-2

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES UP 21.72 PERCENT IN FEBRUARY

AUGUSTA (March 21, 2016)—Sales of single-family existing homes in Maine continued their upward climb during the month of February. Maine Listings reported a 21.72 percent jump in sales over the past 12 months. The median sales price (MSP) of \$160,000 reflects a slight price decline of 4.42 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

Nationally, sales of single-family existing home sales increased 2.0 percent, and the national MSP rose 4.3 percent to \$212,300 in February. According to the National Association of Realtors, the regional Northeast experienced a 5.0 percent sales jump in the past year, while the regional MSP eased 0.8 percent to \$239,700.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, "If you're thinking about buying this spring, consult with a REALTOR® who has unique local market knowledge and insights that can't be replicated by online searching."

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, "Let your REALTOR® help you make a smart decision and be your resource through the home buying process. With a REALTOR® by your side, you will be empowered to buy your greatest investment, with knowledge and competence."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of February only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of December ('14 and '15), January ('15 and '16) and February ('15 and '16).

(Continued)

ENC1 3-1

FEBRUARY ONLY CHART

February 1-28, 2015 – February 1-29, 2016

County	# Units Sold 2015	# Units Sold 2016	% Chng	MSP 2015	MSP 2016	% Chng
STATEWIDE	732	891	21.72%	\$167,400	\$160,000	-4.42%

ROLLING QUARTER CHART

From December 1, 2014 – February 28, 2015 and
December 1, 2015 – February 29, 2016

County	# Units Sold 2014-15	# Units Sold 2015-16	% Chng	MSP 2014-15	MSP 2015-16	% Chng
STATEWIDE	2595	3028	16.69%	\$170,000	\$171,650	0.97%
Androscoggin	167	186	11.38%	\$138,000	\$132,500	-3.99%
Aroostook	91	89	-2.20%	\$77,000	\$69,000	-10.39%
Cumberland	645	772	19.69%	\$230,000	\$240,500	4.57%
Franklin	67	66	-1.49%	\$130,000	\$111,000	-14.62%
Hancock	121	122	0.83%	\$164,900	\$193,250	17.19%
Kennebec	216	233	7.87%	\$132,500	\$134,900	1.81%
Knox	82	94	14.63%	\$179,750	\$190,000	5.70%
Lincoln	95	93	-2.11%	\$179,000	\$185,000	3.35%
Oxford	120	151	25.83%	\$120,800	\$123,500	2.24%
Penobscot	235	280	19.15%	\$129,900	\$113,250	-12.82%
Piscataquis	42	52	23.81%	\$59,500	\$84,000	41.18%
Sagadahoc	67	95	41.79%	\$189,000	\$175,000	-7.41%
Somerset	79	91	15.19%	\$100,000	\$70,000	-30.00%
Waldo	74	73	-1.35%	\$127,750	\$135,000	5.68%
Washington	43	64	48.84%	\$72,500	\$97,000	33.79%
York	451	567	25.72%	\$216,000	\$215,000	-0.46%

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 4,300 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 Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – ed@oceangaterealty.com - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – greg@greggosselin.com For more names: suzanne@mainerealtors.com

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
January 26, 2016

Contact: Stefanie Johnson (202) 649-3030
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FHFA House Price Index Up 0.5 Percent in November

Washington, DC – U.S. house prices rose in November, up **0.5 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.5 percent increase in October is unchanged.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From November 2014 to November 2015, house prices were up **5.9 percent**. The index levels for October and November 2015 exceeded the prior peak level from March 2007.

For the nine census divisions, seasonally adjusted monthly price changes from October 2015 to November 2015 ranged from **-0.4 percent** in the West South Central division to **+1.8 percent** in the Mountain division. The 12-month changes were all positive, ranging from **+2.6 percent** in the Middle Atlantic division to **+10.0 percent** in the Mountain division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released February 25, 2016 and will include monthly data through December 2015 and quarterly data for the fourth quarter of 2015.

FHFA has published HPI release dates for 2016, which can be found on the [HPI Release dates page](#).

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The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide nearly \$5.7 trillion in funding for the U.S. mortgage markets and financial institutions.

ENCL 4-1

States in Each Census Division

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

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
Oct 15 - Nov 15	0.5%	1.5%	1.8%	0.2%	-0.4%	0.5%	-0.2%	0.3%	-0.1%	0.8%
Sep 15 - Oct 15 (Previous Estimate)	0.5%	0.2%	0.7%	0.6%	0.7%	0.6%	0.7%	-0.7%	0.1%	0.9%
Aug 15 - Sep 15 (Previous Estimate)	0.8%	1.2%	0.8%	0.0%	0.8%	1.2%	0.3%	1.4%	0.4%	0.6%
Jul 15 - Aug 15 (Previous Estimate)	0.7%	1.1%	0.7%	0.0%	0.8%	1.3%	0.3%	1.2%	0.4%	0.5%
Jun 15 - Jul 15 (Previous Estimate)	0.3%	0.5%	0.3%	1.0%	0.2%	-0.4%	0.4%	0.1%	-0.1%	0.6%
May 15 - Jun 15 (Previous Estimate)	0.5%	0.6%	1.5%	0.9%	0.5%	-0.1%	0.7%	-1.0%	1.0%	0.3%
12-Month Change:	0.2%	0.2%	0.0%	-0.5%	0.3%	0.3%	-0.5%	1.8%	0.1%	0.2%
Nov 14 - Nov 15	5.9%	8.6%	10.0%	4.9%	5.6%	5.0%	3.4%	3.7%	2.6%	7.0%

Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

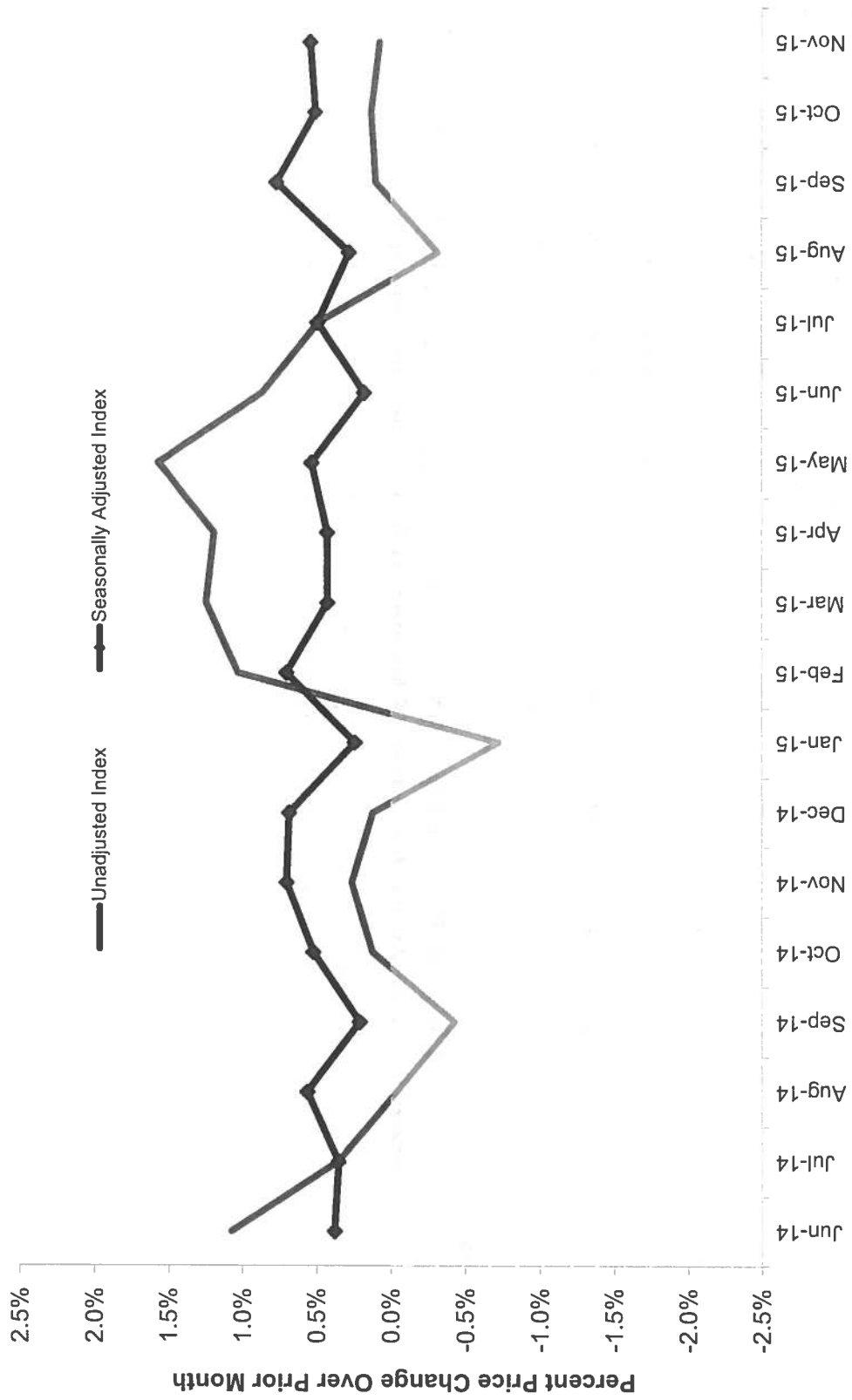
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
November-15	228.8	255.8	294.7	229.6	242.7	191.8	210.8	222.6	213.0	230.8
October-15	227.6	252.2	289.6	229.2	243.6	190.9	211.2	221.9	213.1	228.9
September-15	226.4	251.6	287.4	227.9	242.0	189.9	209.6	223.3	213.0	227.0
August-15	224.7	248.6	285.2	227.8	240.1	187.6	208.9	220.3	212.0	225.7
July-15	224.1	247.4	284.4	225.5	239.5	188.3	208.2	220.0	212.4	224.3
June-15	223.0	245.9	280.2	223.6	238.3	188.4	206.8	222.3	210.2	223.6
May-15	222.6	245.4	280.3	224.7	237.5	187.9	207.7	218.3	209.9	223.1
April-15	221.4	244.4	277.9	224.5	235.3	186.1	208.7	218.8	209.8	221.3
March-15	220.5	242.2	276.8	222.0	233.6	186.7	207.3	218.4	210.1	220.2
February-15	219.5	241.3	277.0	221.0	233.1	186.0	204.4	219.5	207.3	219.8
January-15	218.0	239.7	272.8	220.3	233.0	184.0	205.9	216.4	208.3	216.3
December-14	217.5	238.5	271.0	220.2	231.0	184.6	202.1	215.4	209.5	216.7
November-14	216.0	235.6	268.0	219.0	229.9	182.6	203.9	214.5	207.5	215.7
October-14	214.5	233.5	266.4	218.4	227.5	182.8	201.0	215.6	206.3	212.9
September-14	213.4	232.5	263.8	216.9	227.1	181.3	200.2	214.4	206.7	211.4
August-14	213.0	231.4	263.5	216.6	226.3	181.4	199.9	214.0	206.8	210.6
July-14	211.8	229.1	259.9	215.9	224.2	179.7	199.1	214.9	206.0	211.1
June-14	211.0	228.5	260.9	215.2	222.1	179.0	197.4	213.7	206.5	210.2

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

Source: FHFA

ENCL 4.-3

Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.

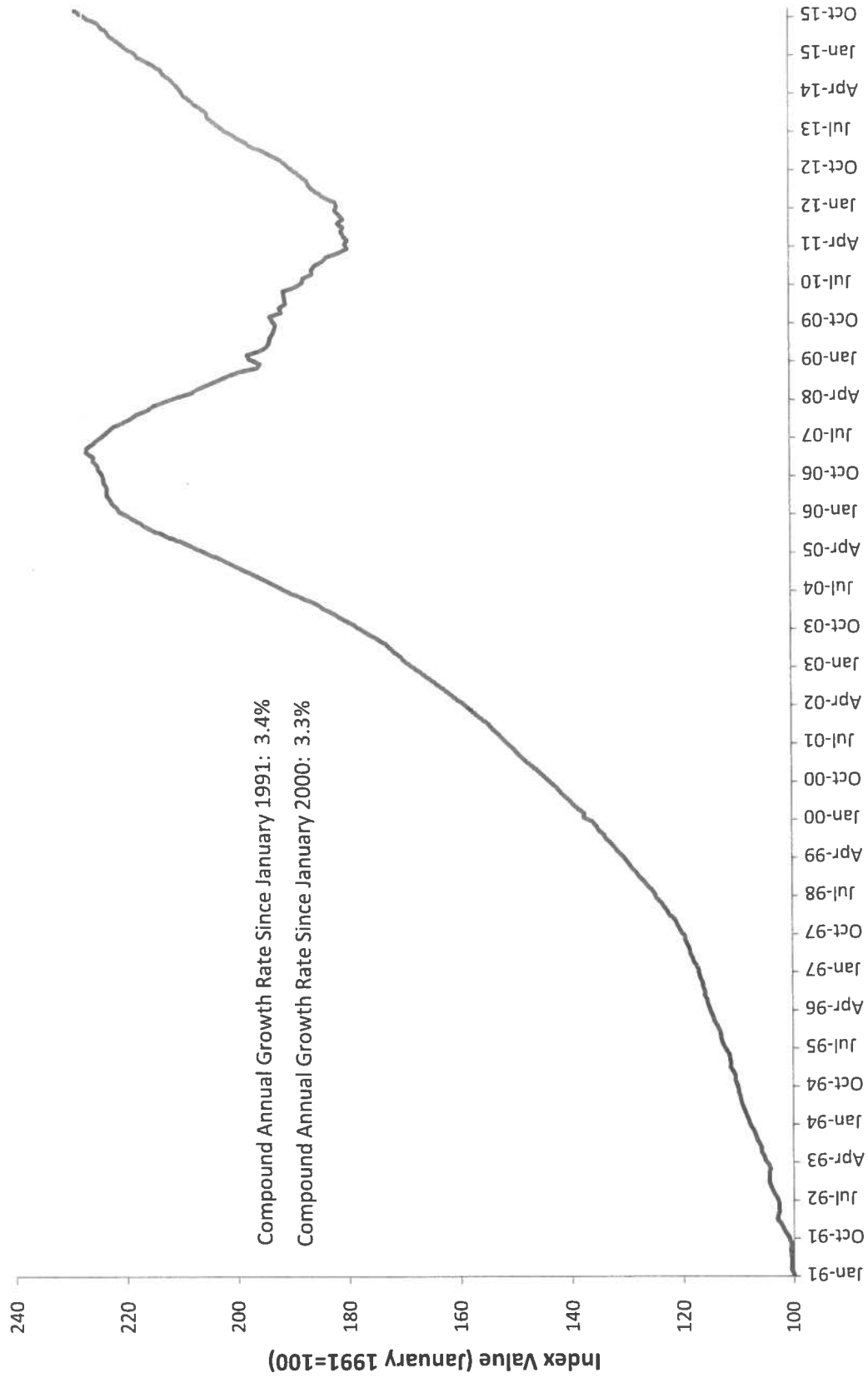


Source: FHFA

ENCL 4-4

Monthly House Price Index for U.S.

Purchase-Only, Seasonally Adjusted Index, January 1991 - Present

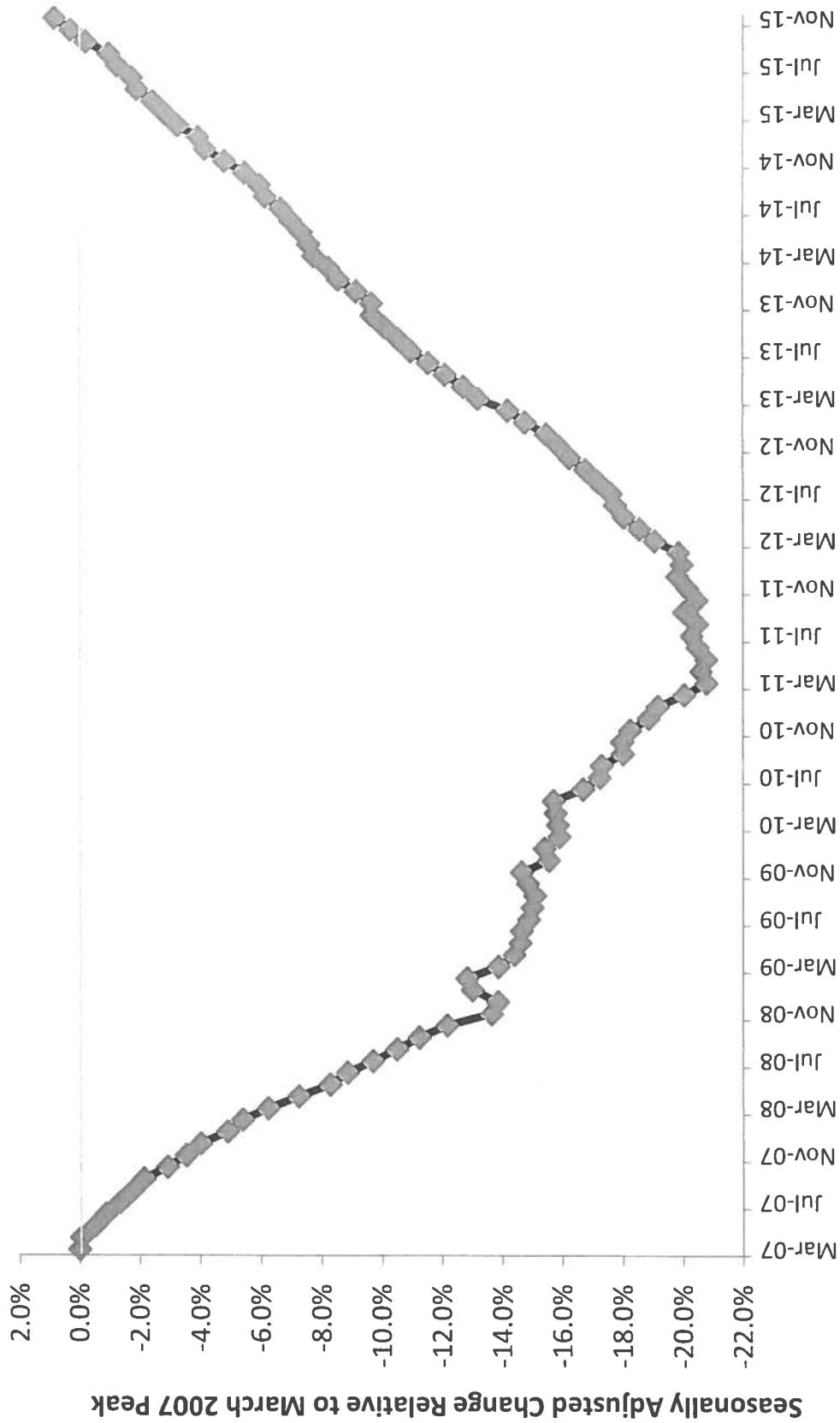


Compound Annual Growth Rate Since January 1991: 3.4%
Compound Annual Growth Rate Since January 2000: 3.3%

Source: FHFA

Cumulative Seasonally Adjusted Price Change Relative to the March 2007 Peak for the U.S.

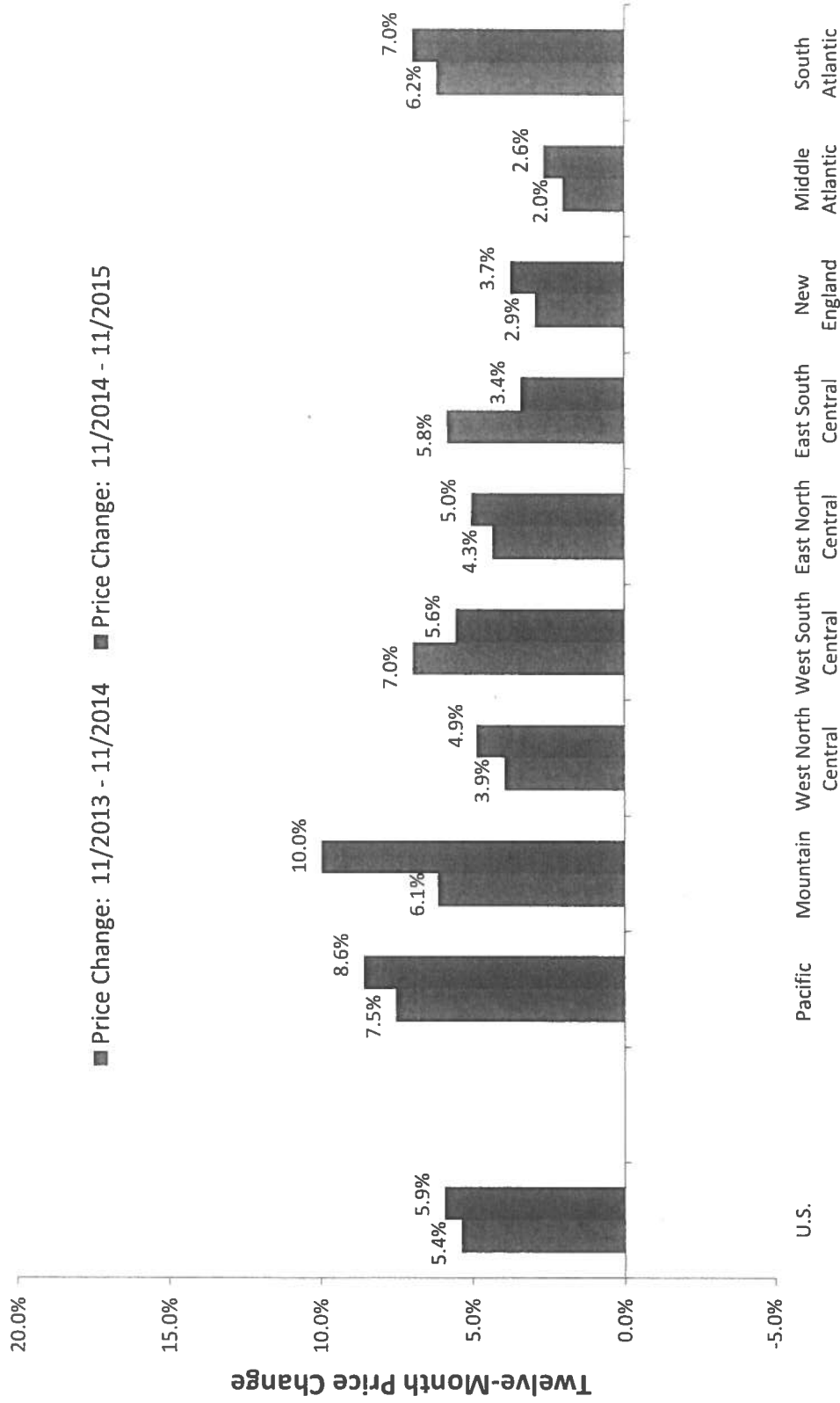
Purchase-Only, Seasonally Adjusted Index



Source: FHFA

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Twelve-Month Price Changes – Prior Year vs. Most Recent Year Purchase-Only Index



Source: FHFA

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
February 25, 2016

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U.S. House Prices Rise 1.4 Percent in Fourth Quarter; 18 Consecutive Quarterly Increases

Washington, D.C. – U.S. house prices rose **1.4 percent** in the fourth quarter of 2015 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). This is the eighteenth consecutive quarterly price increase in the purchase-only, seasonally adjusted index. House prices rose **5.8 percent** from the fourth quarter of 2014 to the fourth quarter of 2015. FHFA's seasonally adjusted monthly index for December was up **0.4 percent** from November. The HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. FHFA has produced a [video of highlights](#) for this quarter.

“Instability in financial markets did not seem to put much of a drag on home prices in the fourth quarter,” said FHFA Supervisory Economist Andrew Leventis. “The fourth quarter 1.4 percent increase for the U.S. was in line with the extremely steady—but historically elevated—appreciation rates we have been observing for several years now,” Leventis said.

While the purchase-only HPI rose 5.8 percent from the fourth quarter of 2014 to the fourth quarter of 2015, prices of other goods and services fell 0.8 percent. The inflation-adjusted price of homes rose approximately 6.7 percent over the latest year.

Significant Findings

- Home prices rose in every state and in the District of Columbia between the fourth quarter of 2014 and the fourth quarter of 2015. The top five states in annual appreciation were: 1) Nevada 12.7 percent; 2) Colorado 10.9 percent; 3) Idaho 10.7 percent; 4) Washington 10.7 percent; and 5) Oregon 10.6 percent.
- Among the 100 most populated metropolitan areas in the U.S., four-quarter price increases were greatest in the San Francisco-Redwood City-South San Francisco, CA Metropolitan Statistical Areas District (MSAD), where prices increased by 20.7 percent. Prices were weakest in New Haven-Milford, Connecticut, where they fell 1.5 percent.
- Of the nine census divisions, the Pacific division experienced the strongest increase in the fourth quarter, posting a 2.1 percent quarterly increase and an 8.0 percent increase since the fourth quarter of last year. House price appreciation was weakest in the Middle Atlantic division, where prices rose 0.6 percent from the last quarter.

Tables and graphs showing home price statistics for metropolitan areas, states, census divisions, and the U.S. as a whole are included on the following pages.

Other Price Indexes

Most statistics in the quarterly house price index report reference price changes computed by FHFA's basic "purchase-only" HPI. In some cases, however, the reported statistics reference alternative price measures. FHFA publishes – and makes available for download – three additional home price indexes beyond the basic "purchase-only" series. Although they all use the same general methodology, the three alternatives rely on slightly different datasets in index estimation.

The alternative measures include:

- **"Distress-Free"** house price indexes. Sales of bank-owned properties and short sales are removed from purchase-only dataset prior to estimation of the indexes.
- **"Expanded-Data"** house price indexes. Sales price information sourced from county recorder offices and from FHA-backed mortgages are added to the purchase-only data sample. This index is used annually to adjust the maximum conforming loan limits, which constrain the size of loans that can be acquired by Fannie Mae and Freddie Mac.
- **"All-Transactions"** house price indexes. Appraisal values from refinance mortgages are added to the purchase-only data sample.

Data constraints preclude the production of all types of indexes for every geographic area, but multiple index types are generally available. For individual states, for instance, three types of indexes are available. The various indexes tend to correlate closely over the long-term, but short-term differences can be significant.

Background

FHFA's HPI tracks changes in average home prices by analyzing changes in home values for the individual properties. The underlying "repeat-transactions" methodology constructs index estimates by statistically evaluating price appreciation (or depreciation) for homes with multiple values over time. The purchase-only HPI uses sales price information from Fannie Mae- and Freddie Mac-purchased and Enterprise-guaranteed mortgages originated over the past 41 years. More than seven million repeat sales transactions are used in the estimation of the purchase-only HPI.

Note

- The next monthly index (including data through January 2016) will be released March 22, 2016.
- The next quarterly HPI report, which will include data for the first quarter of 2016, will be released May 25, 2016.
- Future HPI release dates for 2016 are available on the [House Price Index](#) page.
- Follow @FHFA on Twitter and YouTube for more HPI news.

###

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide nearly \$5.7 trillion in funding for the U.S. mortgage markets and financial institutions.

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
Nov 15 - Dec 15	0.4%	0.3%	-1.6%	0.3%	0.2%	0.6%	1.9%	1.0%	0.8%	0.5%
Oct 15 - Nov 15 (Previous Estimate)	0.6%	1.5%	2.0%	0.5%	0.1%	0.3%	0.4%	0.2%	-0.1%	0.4%
Sep 15 - Oct 15 (Previous Estimate)	0.5%	1.5%	1.8%	0.2%	-0.4%	0.5%	-0.2%	0.3%	-0.1%	0.8%
Aug 15 - Sep 15 (Previous Estimate)	0.5%	0.3%	0.7%	0.5%	0.6%	0.5%	0.5%	-0.7%	0.0%	0.8%
Jul 15 - Aug 15 (Previous Estimate)	0.5%	0.2%	0.7%	0.6%	0.7%	0.6%	0.7%	-0.7%	0.1%	0.9%
Jun 15 - Jul 15 (Previous Estimate)	0.7%	1.2%	0.7%	0.0%	0.7%	1.1%	0.3%	1.4%	0.6%	0.4%
May 15 - Jun 15 (Previous Estimate)	0.8%	1.2%	0.8%	0.0%	0.8%	1.2%	0.3%	1.4%	0.4%	0.6%
Apr 15 - May 15 (Previous Estimate)	0.3%	0.5%	0.2%	1.1%	0.3%	-0.3%	0.3%	0.1%	-0.1%	0.6%
Mar 15 - Apr 15 (Previous Estimate)	0.3%	0.5%	0.3%	1.0%	0.2%	-0.4%	0.4%	0.1%	-0.1%	0.6%
Feb 15 - Mar 15 (Previous Estimate)	0.5%	0.5%	1.5%	0.9%	0.5%	-0.1%	0.6%	-1.0%	1.0%	0.4%
Jan 15 - Feb 15 (Previous Estimate)	0.5%	0.6%	1.5%	0.9%	0.5%	-0.1%	0.7%	-1.0%	1.0%	0.3%
12-Month Change:										
Dec 14 - Dec 15	5.7%	7.7%	7.0%	5.0%	5.7%	4.3%	7.0%	4.1%	2.6%	6.5%

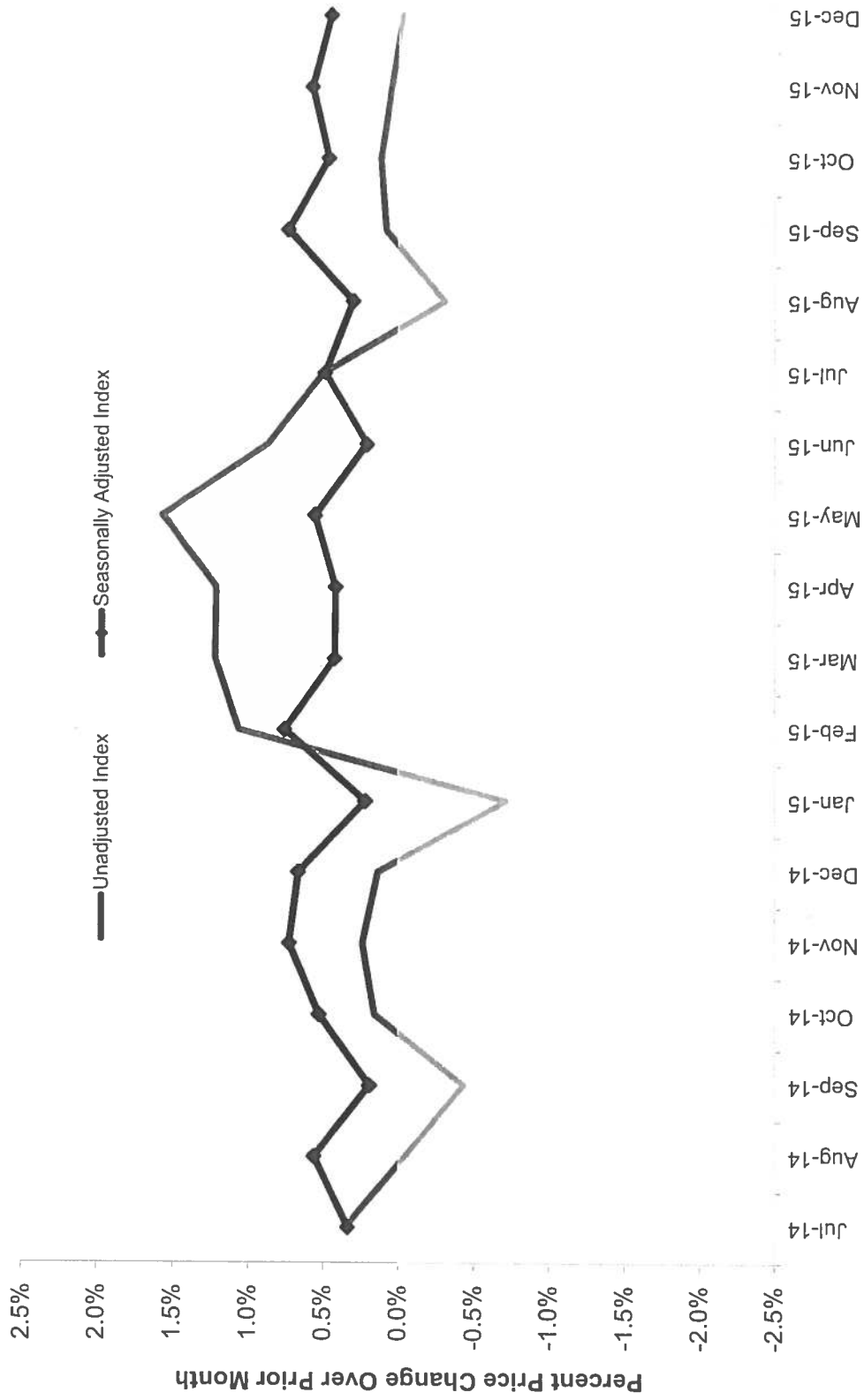
Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

(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
December-15	229.7	256.9	290.0	230.9	244.2	192.6	215.3	224.1	214.7	230.6
November-15	228.6	256.1	294.7	230.1	243.7	191.3	211.2	222.0	213.0	229.4
October-15	227.3	252.3	289.1	229.1	243.4	190.7	210.5	221.6	213.1	228.5
September-15	226.3	251.5	287.2	228.0	241.9	189.7	209.5	223.2	213.1	226.6
August-15	224.7	248.5	285.2	227.9	240.2	187.6	208.8	220.1	211.9	225.7
July-15	224.0	247.3	284.5	225.5	239.5	188.1	208.2	219.9	212.2	224.3
June-15	222.9	245.9	280.3	223.6	238.2	188.4	207.0	222.1	210.2	223.4
May-15	222.5	245.5	280.2	224.5	237.6	187.7	207.6	218.2	209.8	222.9
April-15	221.3	244.3	277.9	224.5	235.1	185.9	208.7	218.8	209.7	221.1
March-15	220.4	242.1	276.7	222.0	233.4	186.6	207.1	218.5	210.1	219.9
February-15	219.4	241.1	276.5	220.9	233.1	186.0	204.6	219.2	207.2	219.7
January-15	217.8	239.4	272.7	220.2	232.6	183.7	205.6	216.3	208.5	216.1
December-14	217.3	238.5	271.0	220.0	231.0	184.6	201.2	215.2	209.3	216.5
November-14	215.9	235.3	267.9	218.7	229.5	182.6	203.9	214.4	207.5	215.8
October-14	214.4	233.4	265.9	218.5	227.3	182.7	200.6	215.4	206.3	212.8
September-14	213.3	232.4	263.8	216.9	227.0	181.1	200.2	214.3	206.7	211.1
August-14	212.9	231.2	263.6	216.6	226.4	181.4	200.1	213.9	206.7	210.2
July-14	211.7	229.1	259.9	215.9	224.2	179.6	198.8	214.7	205.8	210.9

Source: FHFA

Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.

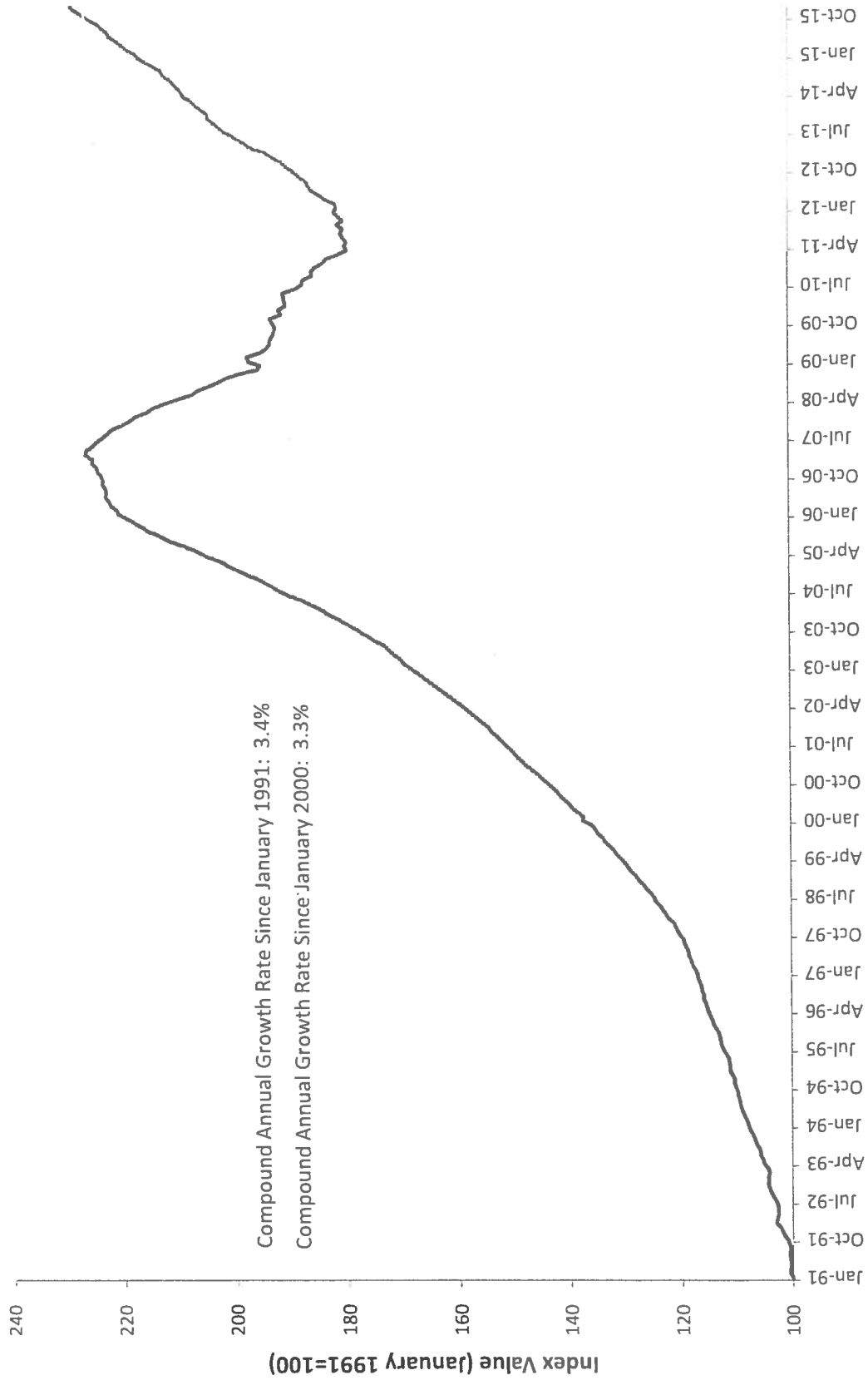


Source: FHFA

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Monthly House Price Index for U.S.

Purchase-Only, Seasonally Adjusted Index, January 1991 - Present

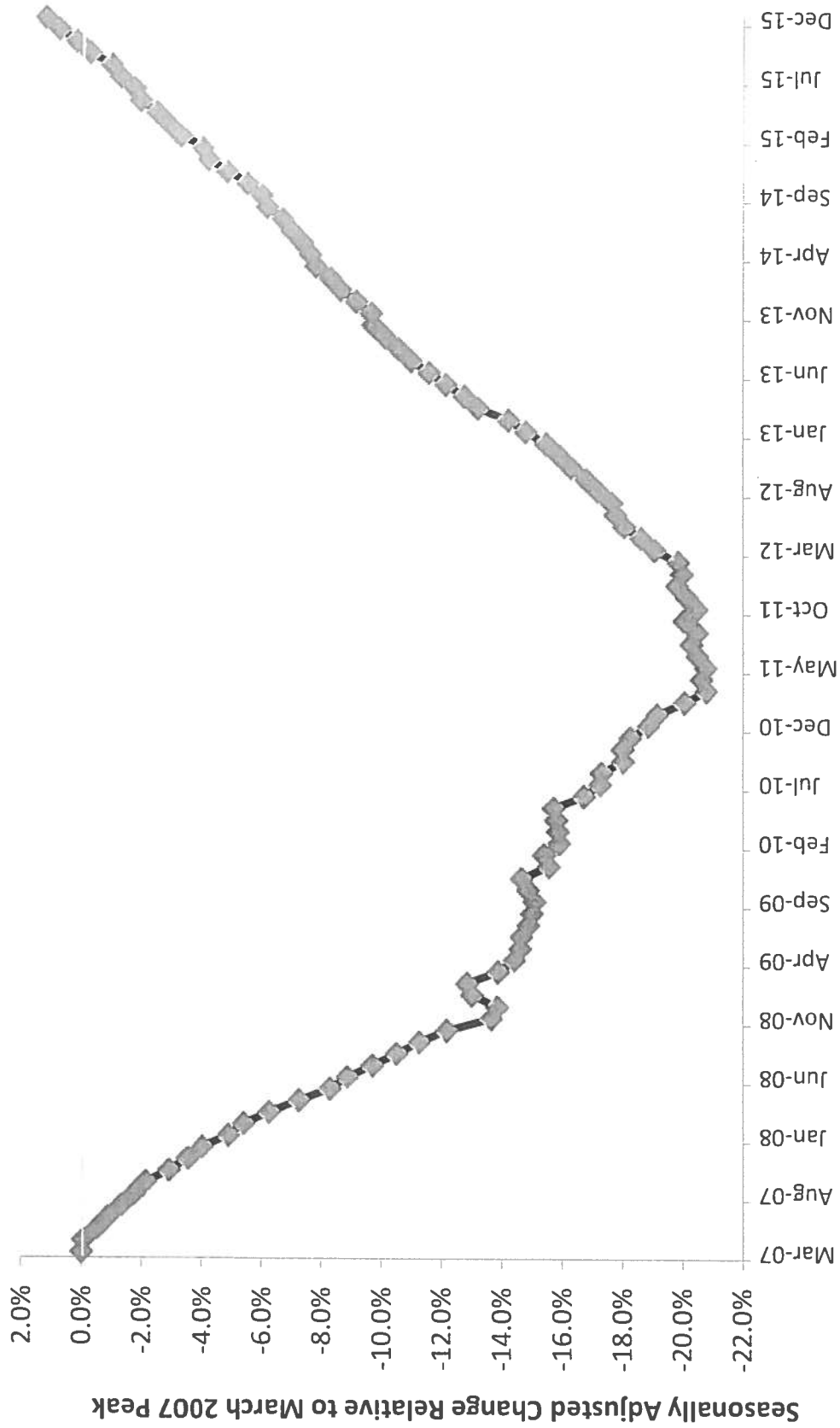


Compound Annual Growth Rate Since January 1991: 3.4%
Compound Annual Growth Rate Since January 2000: 3.3%

Source: FHFA

Cumulative Seasonally Adjusted Price Change Relative to the March 2007 Peak for the U.S.

Purchase-Only, Seasonally Adjusted Index

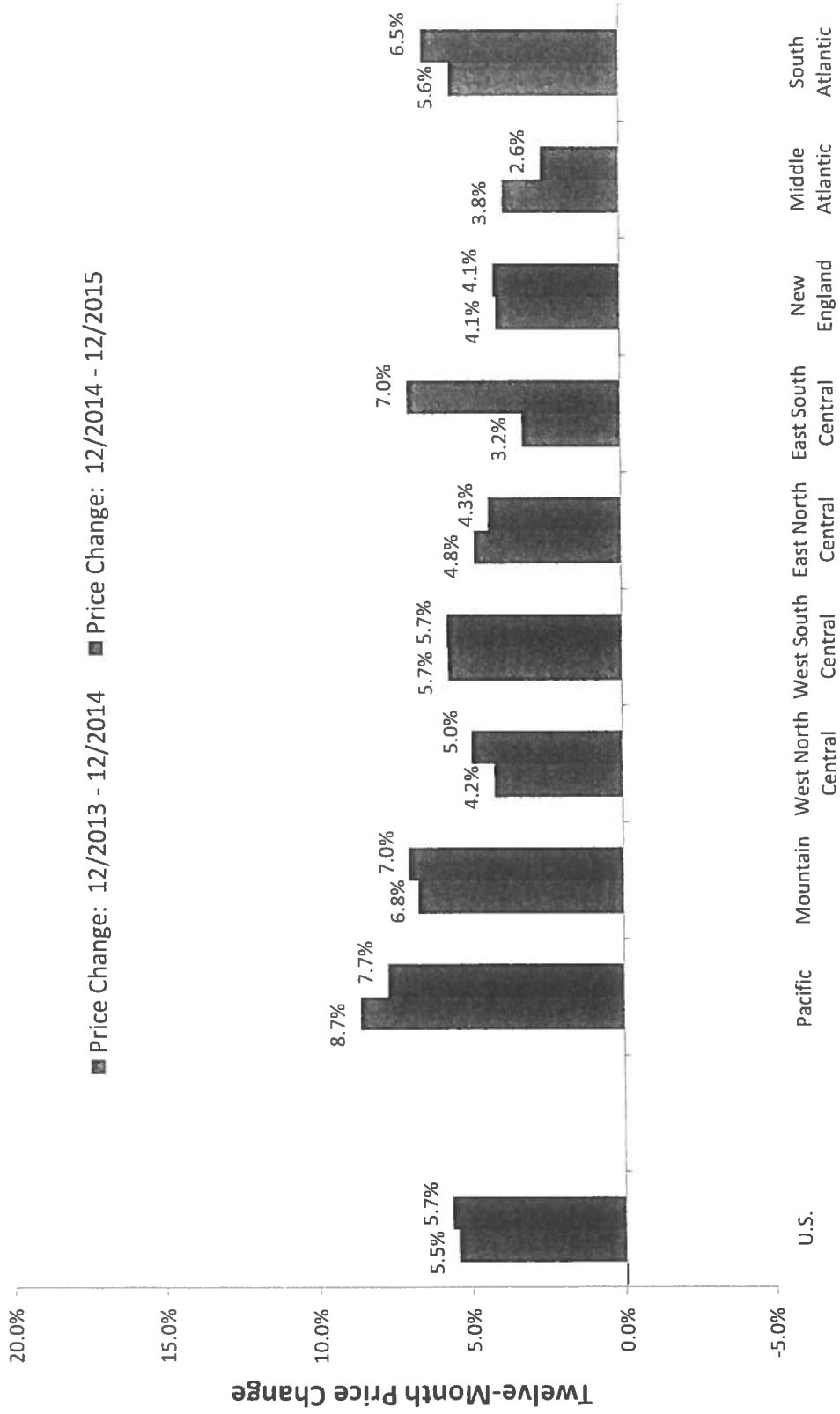


Source: FHFA

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Twelve-Month Price Changes – Prior Year vs. Most Recent Year

Purchase-Only Index



Source: FHFA

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U.S. Census Divisions

Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

Period ended December 31, 2015

Division	Division Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
USA		5.76%	1.45%	22.85%	125.46%
Mountain	1	8.53%	1.73%	38.85%	187.18%
Pacific	2	7.97%	2.08%	41.73%	152.37%
South Atlantic	3	6.62%	1.61%	24.91%	125.43%
West South Central	4	6.54%	1.56%	26.91%	142.50%
West North Central	5	5.07%	1.46%	17.68%	127.29%
East South Central	6	4.85%	1.38%	15.67%	108.07%
East North Central	7	4.32%	1.20%	16.34%	88.71%
New England	8	3.51%	0.88%	9.35%	115.17%
Middle Atlantic	9	2.69%	0.61%	6.16%	113.25%

Source: FHFA

*Rankings based on annual percentage change.

State Statistics

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House Price Appreciation by State

Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

Period ended December 31, 2015

State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
Nevada (NV)	1	12.72%	3.02%	59.05%	99.27%
Colorado (CO)	2	10.91%	1.34%	40.61%	267.79%
Idaho (ID)	3	10.69%	4.00%	34.11%	157.04%
Washington (WA)	4	10.69%	3.00%	27.60%	182.02%
Oregon (OR)	5	10.59%	2.70%	36.67%	248.84%
Florida (FL)	6	9.35%	1.99%	42.16%	145.98%
Arizona (AZ)	7	8.65%	1.97%	52.83%	161.70%
Hawaii (HI)	8	8.18%	4.09%	31.20%	131.62%
Utah (UT)	9	7.96%	2.35%	30.08%	224.91%
Texas (TX)	10	7.63%	1.65%	32.84%	146.22%
Tennessee (TN)	11	7.47%	1.89%	22.73%	122.20%
South Carolina (SC)	12	7.46%	3.25%	18.05%	111.86%
California (CA)	13	7.12%	1.74%	46.91%	135.33%
West Virginia (WV)	14	6.72%	5.41%	15.85%	118.03%
North Carolina (NC)	15	6.58%	1.08%	13.87%	108.69%
Georgia (GA)	16	6.48%	1.29%	31.54%	102.29%
Michigan (MI)	17	6.13%	1.90%	32.35%	91.75%
Minnesota (MN)	18	5.86%	1.80%	19.81%	148.01%
USA		5.76%	1.45%	22.85%	125.46%
Oklahoma (OK)	19	5.51%	1.80%	17.10%	125.57%
Maine (ME)	20	5.40%	1.86%	8.77%	119.28%
Louisiana (LA)	21	5.34%	1.36%	16.02%	161.98%
Missouri (MO)	22	5.24%	1.63%	16.35%	108.10%
Kentucky (KY)	23	5.20%	2.19%	12.40%	110.99%
Mississippi (MS)	24	5.19%	2.39%	11.92%	92.90%
Kansas (KS)	25	5.03%	1.45%	13.91%	114.45%
Rhode Island (RI)	26	4.69%	1.46%	7.94%	98.71%
New Hampshire (NH)	27	4.65%	0.41%	11.02%	116.81%
Ohio (OH)	28	4.64%	1.62%	15.75%	76.34%

*Rankings based on annual percentage change.

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions HPI which includes purchase and refinance mortgages

Period ended December 31, 2015

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Niles-Benton Harbor, MI	102	5.51%	1.59%	6.53%
North Port-Sarasota-Bradenton, FL	1	15.70%	5.04%	44.68%
Norwich-New London, CT	260	0.34%	0.35%	-8.11%
Oakland-Hayward-Berkeley, CA (MSAD)	13	11.67%	1.24%	47.60%
Ocala, FL	101	5.52%	1.33%	2.75%
Ocean City, NJ	168	3.78%	2.16%	-2.89%
Ogden-Clearfield, UT	63	6.95%	1.19%	13.87%
Oklahoma City, OK	105	5.35%	1.88%	14.94%
Olympia-Tumwater, WA	94	5.77%	1.44%	2.81%
Omaha-Council Bluffs, NE-IA	136	4.56%	-0.35%	9.59%
Orlando-Kissimmee-Sanford, FL	33	9.48%	1.64%	25.19%
Oshkosh-Neenah, WI	253	1.00%	0.93%	0.56%
Oxnard-Thousand Oaks-Ventura, CA	98	5.62%	0.65%	25.52%
Palm Bay-Melbourne-Titusville, FL	14	11.42%	0.06%	27.01%
Pensacola-Ferry Pass-Brent, FL	96	5.69%	1.13%	9.83%
Peoria, IL	261	0.27%	-1.42%	2.05%
Philadelphia, PA (MSAD)	226	1.90%	-0.59%	2.98%
Phoenix-Mesa-Scottsdale, AZ	55	7.71%	0.83%	43.64%
Pittsburgh, PA	144	4.37%	-0.11%	13.60%
Port St. Lucie, FL	6	13.55%	3.37%	39.31%
Portland-South Portland, ME	115	5.05%	1.61%	7.01%
Portland-Vancouver-Hillsboro, OR-WA	10	12.38%	1.93%	30.74%
Prescott, AZ	73	6.58%	1.09%	28.37%
Providence-Warwick, RI-MA	139	4.49%	0.28%	3.39%
Provo-Orem, UT	67	6.77%	1.71%	23.11%
Pueblo, CO	53	7.79%	2.65%	8.51%
Punta Gorda, FL	3	14.21%	4.46%	29.86%
Racine, WI	238	1.42%	-0.71%	-1.80%
Raleigh, NC	116	5.03%	0.20%	10.77%
Rapid City, SD	192	2.89%	2.12%	13.67%
Reading, PA	228	1.73%	-0.48%	-1.94%
Redding, CA	133	4.62%	-0.29%	20.56%
Reno, NV	2	15.31%	1.59%	47.16%

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

Unranked Metropolitan Areas
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 December 31, 2015

Metropolitan Statistical Area	1-Yr	5-Yr
Abilene, TX	5.77%	17.08%
Albany, GA	-0.43%	-8.01%
Albany, OR	6.42%	10.21%
Alexandria, LA	6.37%	9.75%
Altoona, PA	-2.17%	5.19%
Ames, IA	2.85%	12.21%
Anniston-Oxford-Jacksonville, AL	1.95%	-0.89%
Auburn-Opelika, AL	3.82%	1.60%
Bangor, ME	1.74%	-0.02%
Battle Creek, MI	5.04%	6.48%
Bay City, MI	4.86%	4.93%
Beckley, WV	0.60%	6.65%
Binghamton, NY	2.17%	0.99%
Bloomsburg-Berwick, PA	2.38%	5.29%
Brownsville-Harlingen, TX	3.01%	3.87%
Brunswick, GA	11.78%	1.11%
Burlington, NC	1.66%	-0.82%
California-Lexington Park, MD	1.45%	-1.94%
Cape Girardeau, MO-IL	0.13%	4.93%
Carbondale-Marion, IL	-1.52%	1.89%
Carson City, NV	16.40%	24.21%
Casper, WY	0.36%	15.51%
Chambersburg-Waynesboro, PA	5.08%	2.04%
Charleston, WV	0.24%	4.77%
Cheyenne, WY	7.49%	17.01%
Clarksville, TN-KY	1.95%	3.65%
Cleveland, TN	2.65%	3.45%
College Station-Bryan, TX	7.55%	18.41%

Encl 5-12

Unranked Metropolitan Areas
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 December 31, 2015

Metropolitan Statistical Area	1-Yr	5-Yr
Grand Forks, ND-MN	4.31%	31.45%
Grand Island, NE	2.85%	20.42%
Grants Pass, OR	9.13%	18.09%
Great Falls, MT	2.73%	10.15%
Greenville, NC	0.89%	-3.70%
Hammond, LA	2.92%	-0.07%
Hanford-Corcoran, CA	7.02%	12.88%
Harrisonburg, VA	5.01%	2.70%
Hattiesburg, MS	5.18%	6.38%
Hilton Head Island-Bluffton-Beaufort, SC	11.18%	4.86%
Hinesville, GA	-2.72%	-7.97%
Homosassa Springs, FL	14.96%	5.56%
Hot Springs, AR	9.80%	5.65%
Ithaca, NY	2.53%	14.28%
Jackson, TN	3.06%	0.71%
Jacksonville, NC	-2.69%	-17.57%
Johnson City, TN	-0.74%	0.07%
Johnstown, PA	4.60%	-1.30%
Jonesboro, AR	0.35%	6.18%
Kahului-Wailuku-Lahaina, HI	8.58%	27.47%
Killeen-Temple, TX	4.60%	6.75%
Kokomo, IN	6.48%	10.16%
Lake Charles, LA	7.94%	18.91%
Laredo, TX	3.33%	10.44%
Lawton, OK	2.82%	-0.78%
Lebanon, PA	-0.37%	-4.41%
Lewiston, ID-WA	2.82%	10.75%
Lewiston-Auburn, ME	3.50%	-2.91%



**TOWN OF VEAZIE
ASSESSING DEPARTMENT
BUSINESS PERSONAL PROPERTY DECLARATION
FY 2016/2017**

APRIL 1, 2016 ASSESSMENT DATE.
RETURN MUST BE FILED BY
APRIL 1, 2016, BUT NO LATER
THAN APRIL 15, 2016.

ADDRESS: 1084 Main Street, Veazie, ME 04401

TELEPHONE: (207) 947-2781

FAX: ((207) 942-1654



**FAILURE TO RETURN THIS FORM
VOIDS YOUR RIGHT
OF APPEAL**

**SEE BACK OF COVER LETTER FOR
GENERAL INFORMATION AND INSTRUCTIONS.**

Location Address:

BUSINESS OWNER'S NAME(S)/PERSON(S) RESPONSIBLE TO PAY TAXES:	DESCRIPTION OF BUSINESS ACTIVITY:
NAME OF BUSINESS (DBA):	TYPE OF OWNERSHIP: <input type="checkbox"/> MAINE CORPORATION <input type="checkbox"/> FOREIGN CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> OTHER, (LIST) _____
BUSINESS LOCATION:	IF CORPORATION, ENTER CORPORATE ADDRESS:
BUSINESS MAILING ADDRESS:	IF CORPORATION, ENTER CORPORATE ADDRESS:
TELEPHONE #:	FAX#:

STATE OF MAINE PROPERTY TAXATION: TITLE 36

Sec. 601. **Personal Property; Defined:** Personal Property for the purposes of taxation includes all tangible goods and chattels wheresoever they are and all vessels, at home or abroad.

Sec. 706. **Taxpayers To List Property, Notice Penalty, Verification:** Before making an assessment, the assessor...may give seasonable notice in writing to all persons liable to taxation in the municipality...to furnish the assessor true and perfect lists of all their estates, not by law exempt from taxation, of which they are possessed on the first day of April of the same year. The Assessor or Assessors,... may require the person furnishing the list to make oath to its truth and may require him to answer in writing all proper inquiries as to the nature, situation and value of his property liable to be taxed in the state; and a refusal or neglect to answer such inquiries and subscribe the same bars an appeal, but such list and answers shall not be conclusive upon the assessor.

☐ **NO CHANGE** ONLY CHECK THIS BOX IF IN THE PAST YEAR THERE HAVE BEEN NO ADDITIONS OR DELETIONS TO THE ENCLOSED ASSESSMENT LIST. THIS WOULD INCLUDE LEASED, LOANED, OR GIFT ITEMS. (YOU WILL ALSO NEED TO SIGN & DATE THE BACK OF THIS FORM)

SECTION 1 FURNITURE AND FIXTURES, LEASEHOLD IMPROVEMENTS AND SIGNS: (Lump Sum Totals Not Accepted)						
DESCRIPTION OF ITEM	MODEL #/SERIAL #	QTY.	MO./YR. ACQUIRED	COST EACH	TOTAL COST	

(ATTACH ADDITIONAL SHEETS, IF NECESSARY AND IDENTIFY AS 'FURNITURE AND FIXTURES, ETC.')

SECTION 2 MACHINERY AND EQUIPMENT: (Lump Sum Totals Not Accepted)						
DESCRIPTION OF ITEM	MODEL #/SERIAL #	QTY.	MO./YR. ACQUIRED	COST EACH	TOTAL COST	

DESCRIPTION OF ITEM	QTY.	DESCRIPTION OF ITEM	QTY
(a) KITCHEN STOVES/OVENS		(b) REFRIGERATORS	
(c) DISHWASHER		(d) CLOTHES DRYER	
(e) CLOTHES WASHER		TOTAL NUMBER OF ALL HOUSEHOLD APPLIANCES (a,b,c,d,&e)	
TOTAL NUMBER OF RENTAL UNITS AT THIS LOCATION			

(ATTACH ADDITIONAL SHEETS, IF NECESSARY AND IDENTIFY AS 'MACHINERY AND EQUIPMENT')

SECTION 3 COMPUTER EQUIPMENT: (Lump Sum Totals Not Accepted)						
DESCRIPTION OF ITEM	MODEL #/SERIAL #	QTY.	MO./YR. ACQUIRED	COST EACH	TOTAL COST	

(ATTACH ADDITIONAL SHEETS, IF NECESSARY AND IDENTIFY AS 'COMPUTER EQUIPMENT')

Encl 6-1

SECTION 4 ALL OTHER PERSONAL PROPERTY NOT INCLUDED IN SECTIONS 1, 2 OR 3: (Lump Sum Totals Not Accepted)

EX: TRAILERS (CARGO, BULK HAULING, STORAGE, OFFICE), LAW LIBRARY, ART WORK, ETC. IN THIS SECTION.

DESCRIPTION OF ITEM	MODEL # / SERIAL #	QTY.	MO./YR. ACQUIRED	COST EACH	TOTAL COST

(ATTACH ADDITIONAL SHEETS, IF NECESSARY AND IDENTIFY AS 'OTHER PERSONAL PROPERTY')

SECTION 5 LEASED, LOANED OR RENTED PERSONAL PROPERTY: (PLEASE SEE NOTE ON INSTRUCTION LETTER BEFORE COMPLETING THIS SECTION)

List below all personal property which is located at your place of business that is leased, loaned, or rented and is **owned by someone else**. This would include such items as vending machines, postage machines, computer equipment, copy machines, telephone systems, security alarms, trash containers, video games, furniture, typewriters, calculators, water coolers, ice machines, storage trailers, construction equipment or any other type of equipment that is **not owned by you** but is located on your premises.

FULL NAME AND ADDRESS OF OWNER	DESCRIPTION OF ITEM	QTY	COST	LEASE DATE	MONTHLY RENT	NUMBER OF MONTHS

(ATTACH ADDITIONAL SHEETS, IF NECESSARY AND IDENTIFY AS "LEASED" EQUIPMENT, ETC.)

SECTION 6 TRUE OR CONDITIONAL LEASES - THIS SECTION FOR LESSORS OR LENDERS ONLY:

Leasing Companies: To help avoid duplication of accounts related to leased personal property, **PLEASE** complete the following:

Does your business lease personal property in the Town of Veazie? ☐ Yes ☐ No
Does your business handle conditional leases on equipment located in the Town of Veazie? ☐ Yes ☐ No

If yes, provide the name and address of the person(s) or business to whom the property was leased or financed to on the assessment date. Also include a description of the item(s), its model #, serial #, the quantity leased, year acquired and original cost. Attach list identified as "Leased" or "Conditional Leased" Personal Property. **PLEASE SPECIFY WHO IS RESPONSIBLE FOR THE PERSONAL PROPERTY TAXES.**

If the taxpayer or representative does not complete this form, his/her right to make application to the assessor for any abatement of taxes may be barred.

I hereby certify that this declaration form, together with any accompanying exhibits or statements has been examined by me and to the best of my knowledge, information and belief sets forth a full, true, and perfect list of all taxable personal property owned by me or in my possession, or under my control, located in the Town of Veazie on April 1, 2016 that such property has been reasonably described and its cost fairly represented; and that no attempt has been made to mislead the Assessor as to its age, quality, quantity or cost.

I also understand that this return is subject to audit by the Assessor or an agent acting on his/her behalf.



IF THE ASSESSOR DOES NOT RECEIVE THIS FORM BACK, HE WILL HAVE NO CHOICE BUT TO ESTIMATE THE PERSONAL PROPERTY USED IN YOUR PLACE(S) OF BUSINESS.

Signed: _____

Print Name: _____

Official Title: _____

Email Address: _____

Social Security # / Taxpayer ID#: _____

Person authorized to disclose records: _____

TELEPHONE #: _____

Date: _____

☐ YES ☐ NO
**I've attached/included
the BETE Exemption
Application Form**



TO



**APRIL 1, 2016 ASSESSMENT DATE.
RETURN MUST BE FILED BY
APRIL 1, 2016, BUT NO LATER
THAN APRIL 15, 2016.**

AFTER COMPLETION, PLEASE MAIL THIS FORM TO:
Town of Veazie
Assessing Department
1084 Main Street
Veazie, ME 04401



Department of Assessing

Benjamin Birch, Jr.
Assessor

January 15, 2016

Lillian Smith
Appraiser

REF: Business Personal Property Declaration Form

See the back of this letter for general instructions on completing the enclosed Business Personal Property Declaration Form.

Dear Taxpayer:

State of Maine law provides for a tax on business personal property. The tax is assessed annually in accordance with the requirements set forth in Title 36 of the Maine Revised Statutes, sections 601 & 706. Before making an assessment, the assessor...may give seasonable notice in writing to all persons liable to taxation in the municipality...to furnish the assessor true and perfect lists of all their estates, not by law exempt from taxation, of which they are possessed on the first day of April of the same year.

Enclosed please find the Business Personal Property List currently on file in our office. Please indicate deletions, retired from use, and quantity changes on this printout. All **additions** should be indicated on the form. Once the form is completed and signed, return it to the Assessor's Office **by April 1st, but no later than April 15th, 2016**. You may submit changes in another format if it provides all the same information as the declaration form indicates. **Please do not submit lump sum totals; we require a breakdown of all assets.** Please indicate if the items were either purchased used or homemade and the dates and costs at the time of acquisition.

IMPORTANT: If you are in business on April 1, 2016, you are responsible for the entire year's Personal Property Tax Bill. Tax bills will be issued to all businesses unless the Assessor's Office is notified **IN WRITING** to the contrary. **If this declaration form is not completed and returned, an additional estimated assessment will be included in the new total assessment. Also under Maine Law taxpayers that do not comply may lose any right to appeal their assessment.**

The Assessor's Office is available to assist you with understanding what is required in this annual taxation reporting procedure and to answer your questions regarding these requirements. You may reach the Assessing Office at **207-947-2781**

TAX REFUND: The State of Maine has a Business Equipment Tax Reimbursement (BETR) Program. This allows for personal property taxes paid on qualified personal property to be refunded to businesses.

TAX EXEMPTION: The State of Maine has a Business Equipment Tax Exemption (BETE) Program. This allows for a personal property tax exemption on qualified personal property. Please contact the State of Maine, Maine Revenue Services at **207-624-5600** for an application booklet for either BETR or BETE.
(prop.tax@maine.gov)

We look forward to working with you.

Yours Sincerely,

A handwritten signature in cursive script that reads "Benjamin F. Birch, Jr.".

Benjamin F. Birch, Jr.
Assessor

Enclosures

Encl 7

GENERAL INFORMATION

The "just market value" for municipal assessment purposes is generally the replacement/historical total cost less depreciation; items are never depreciated to a zero value.

**IF YOUR BUSINESS IS IN OPERATION AS OF APRIL 1ST OF A GIVEN YEAR,
YOU ARE RESPONSIBLE FOR THE PERSONAL PROPERTY TAX BILL.**

GENERAL INSTRUCTIONS

THE DECLARATION FORM MUST BE RETURNED OR YOU FORFEIT YOUR RIGHT OF APPEAL. IF YOU FAIL TO SUBMIT A BUSINESS PERSONAL PROPERTY DECLARATION, THE ASSESSOR WILL MAKE AN ESTIMATION.

The declaration form should be sent back by **APRIL 1st, BUT NO LATER THAN APRIL 15, 2016.**

WHERE TO FILE DECLARATIONS:

REGULAR MAIL: Town of Veazie, Assessing, 1084 Main Street, Veazie, ME 04401-7091

An electronic copy from your company with the same information is acceptable.

EMAIL: veazieassessing@veazie.net

AUTOMOBILES: This applies to all businesses: **Do not report automobiles that are excised.**

→ New or First Time Taxpayers must:

- a. **LIST:** Submit a complete list of **ALL** personal property; listed under the proper sections on the enclosed declaration form. Lists will be accepted if they provide all information requested in sections 1-6.)
- b. **LUMP SUM TOTALS:** An itemized list of assets must be submitted. Lump sum totals **will not** be accepted.
- c. **FULLY DEPRECIATED ITEMS:** All fully depreciated personal property must be included.
- d. **COST:** Provide original purchase date and total cost (include shipping & installation).
- e. **LESSEE:** If you are the lessee of the personal property, see instructions below.
- f. **LESSOR:** If you are the lessor of personal property, see instructions below.

→ Previously Assessed Taxpayers must: (Note changes on the revised declaration form enclosed.)

- a. **LIST:** List all personal property under the proper sections on the enclosed form.
- b. **DELETED ITEMS:** Indicate on the prior year's list all items removed from premises, replaced or disposed of. (CD on left-hand side of enclosed list stands for an **Assessing code, not quantity.**)
- c. **FULLY DEPRECIATED ITEMS:** All fully depreciated personal property must be included.
- d. **LUMP SUM TOTALS:** An itemized list of assets must be submitted. Lump sum totals **will not** be accepted.
- e. **NO CHANGE:** If the business has not added, removed, retired, or replaced any business personal property since April 1, 2015, please check the **No Change** box above section 1.
- f. **CLOSED, MOVED, OR SOLD:** If the business has either closed, moved, or been sold since April 1, 2015, return the signed declaration form with the following:
 1. Date of closure.
 2. Date and address of relocation.
 3. Name and address of the new owner.
- g. **LESSEE:** If you are the lessee of personal property, see instructions below.
- h. **LESSOR:** If you are the lessor of personal property, see instructions below.

→ Lessees declaring leased personal property must:

- a. **OWNER:** Include the full business name and address of the owner.
- b. **LEASED ITEMS:** Identify item(s) being leased. Include information requested in section 5.
- c. **LEASE TERMS:** Provide lease terms, monthly payment, number of months the lease runs, original date of the lease and the original cost of the equipment.
- d. **TERMINATED LEASE:** If lease has been terminated, you must indicate if the equipment has been returned/removed or is a "buyout".
- e. **PARTY IN POSSESSION:** If lease information is not provided, lessee will be assessed as party in possession.

PLEASE NOTE THE FOLLOWING DISTINCTIONS:

FINANCED EQUIPMENT: Personal property that is **OWNED** by you, but is financed through another company should be listed as owned in the appropriate sections 1-4.

LEASED EQUIPMENT: Section 5 should only have items listed that are **LEASED, LOANED, OR RENTED** and **OWNED BY ANOTHER PARTY.**

→ Lessors declaring leased personal property must:

- a. **LOCATION:** Specify the exact physical location, lessee name and lessee address.
- b. **LEASED ITEMS:** Provide the information requested on item(s) being leased, see sections 5 & 6.
- c. **TERMINATED LEASE:** If lease has been terminated, you must indicate if the equipment was returned, a "buyout" or given to lessee.

Scope of Services

The Town of Veazie, Maine hereby invites parties to submit proposals to update the Comprehensive Plan completed for the Town in 2002. The Town seeks creative professional assistance from firms or individuals with experience in comprehensive planning, public processing, and consensus building. The updated plan will form the basis for making sound land use policy decision that reflect the vision of the community.

The Town wishes to update the 2002 plan in a form that complies with Maine's Growth Management statute, Title 30-A M.R.S. sec. 4311 *et seq.*

The Town is looking for a consultant, whether a firm or individual(s), that is experienced in municipal planning, particularly in the area of Comprehensive Plans, to assist the Town of Veazie in updating its Comprehensive Plan. The successful candidate will show skill in identifying and resolving inconsistent needs and goals among various interest groups, with the capacity to lead where appropriate and listen and follow when appropriate. In addition, the successful candidate will possess the creativity needed to develop a unique and tailor-made plan that reflects Veazie's specific needs and interests, as well as recognizing its desire to solidify and identity and role within the Region.

The following is the Scope of Services being requested:

1. Review existing Plans: It will be important for the consultant to review the current comprehensive plan and town ordinances as well as other reports and documents. This review should provide a clear understanding of the changes in development trends since the 2002 plan was completed. It is expected that the consultant will develop a clear understanding of past and recent activities and growth trends of the Town through reviewing these documents.
2. Assemble and Compile Current Data: Work with Veazie's Comprehensive Plan Update Group, the Planning Board, and the Economic Development Committee to research current demographic data relevant to the Town of Veazie. Much of this data has already been obtained from the State, but it needs to be organized into a report. This might include, but not be limited to: population, income levels, educational attainment, commuting patterns, employment patterns, housing construction data, building permits, labor market growth/retraction, diseases, death, poverty indicators, etc. Where possible, extrapolate data that is available in the public venue that would indicate 'economic health' of the community. This review should be put into a context whereby it is compared against Penobscot County, the State and National data for comparison purposes. In addition, the level of information obtained must meet the minimum data standards as set forth by Maine's Growth Management Act. All information should be compiled into a report that is easily understood by the Citizens.

3. Meet with Veazie's Comprehensive Plan Update Group, the Planning Board, and the Economic Development Committee to go over the process of developing the Comprehensive Plan update. While much of the raw data has been acquired, logistical work is required to add it to the new Plan.
4. Conduct Infrastructure and Growth Analysis: The Town desires to work with the consultant to develop an inventory of infrastructure identifying resources such as: public water, public sewer, communications (including municipal fiber optic and wireless connectivity), and other resources that may be deemed relevant such as access to natural gas and other energy related assets. The growth analysis portion should include the following: a detailed inventory of where industrial, commercial and residential growth has occurred in the Town from 2002 to 2016.
5. Conduct Town-Wide Survey: The consultant will create a Town-wide survey that will extract information from the residents regarding their specific goals for the community, their interests, areas of concern and how they view the Town as a place to live, recreate, work, socialize, etc. Consultant will conduct the survey in a manner whereby it will be methodologically sound and statistically accurate. In addition, the consultant will provide the information in tabular form as well as in a written report summarizing the information. The Town desires to discuss delivery methods of a direct mailing and electronically or a combination of both. It is the desire of the Town to adopt the delivery method that will maximize response. Some discussion will be necessary as to the benefit of such a survey.
6. Conduct Public Informational Meeting (1 Public Hearing): Develop findings of tasks outlined above into a format that can be presented at a Public Hearing. It is expected that at this Public Hearing, the consultant will engage the public so as to receive input on the information being presented.
7. Conduct One (1) Purpose and Need Visioning Meeting: Create a forum whereby community stakeholders are invited to identify specific fiscal, economic, and community development growth goals and policies while at the same time striking a balance between growth and community livability. As a background, the consultant will use current land use patterns, zoning and location of infrastructure, displayed as needed for this event, to help form the discussion. Consultant will be responsible for advertising the event and staffing it in a way whereby the forum is adequately facilitated and comments are adequately recorded.
8. Attend each Comprehensive Planning Committee Meeting: The consultant will be required to attend, facilitate, assist and record each Comprehensive Planning Committee meeting.

9. Draft Updated Comprehensive Plan: With growth goals established and guiding principles refined, gather each working draft from the respective subcommittees and develop into an overall 'draft' Comprehensive Plan that meets the requirements of the State of Maine's Growth Management Law. The consultant will be responsible for 'meshing' each section into this draft and ensuring that all contradictions and discrepancies between individual components of the plan are brought to majority rule. Consultant will also be responsible for drafting individual maps that are required to display information visually. Such maps are envisioned to include but not be limited to sewer, water, telecommunications, environmental protection areas (such as wetlands, wildlife habitat, marshes, floodplains, etc.), recreational assets, open space and parks, zoning districts, high growth/low growth areas, etc.
10. State's Municipal Planning Assistance Program: Consultant will be available to work with the Code Enforcement Officer and Planning Board to discuss the draft plan with State Office and Policy and Management senior staff. Consultant will ensure that comments critical to the approval of the plan by the State will be incorporated into the final document.
11. Prepare Final Draft of Updated Comprehensive Plan: Consultant will be responsible for compiling all updated documentation into one single Updated Comprehensive Plan. The Final Plan shall include one digital copy in a format approved by the Town, seven (7) bound copies, (1) unbound copy, and (1) copy in PDF format for the Town website and reproduction.
12. Present Final Plan to the Planning Board and conduct a Public Hearing at that meeting. The Planning Board needs to recommend the plan to the Town Council. Consultant will be responsible for working with the Town to present the Final Draft of the Updated Comprehensive Plan to the public. The consultant will assist the Town Manager and the Code Enforcement Officer with facilitation of the session and will include the preparation of materials, documents and visual aids required for a presentation of this type.
13. Present final Plan to Town Council for their approval.

ITEM # 10

VEAZIE TOWN COUNCIL
A PROCLAMATION

WHEREAS

in August 1909, Mr. Edwin A. Grozier, publisher of the *Boston Post*, forwarded to the Selectman of 700 towns in New England a gold-headed ebony cane with the request that it be presented with the compliments of the *Boston Post* to oldest male citizen of the Town, and at the time of his death, passed to the next oldest male citizen of the Town; and,

WHEREAS

the Town Council understands that in 1930, eligibility for the cane was opened to female citizens; and,

WHEREAS

that the Council is the Trustee of the Cane, and are empowered to pass it to the oldest citizen; and;

WHEREAS

the Veazie Town Council has determined that Dorothy I. Treworgy, born on April 15, 1918 and who has resided in Veazie since 1942 to be the oldest citizen of Veazie;

THEREFORE, BE IT PROCLAIMED, by the Town Council of the Town of Veazie, that **Dorothy I. Treworgy** is hereby declared the oldest citizen of Veazie and is hereby presented with the *Boston Post Cane*.

Signed this 11th day of April, 2016 at the Town of Veazie, Maine in the witness thereof the seal and signatures of the Town of Veazie and its Town Council.

Tammy J Perry – Chairman

David King – Councilor

Chris Bagley – Councilor

Karen Walker – Councilor

Robert Rice – Councilor





Bulk: Message

Thu, Mar 31, 2016 1:09 PM



From: <kbutler@memun.org>
Karen Butler <Key-Municipal-Officials@imail.memun.org>

To: "Key-Municipal-Officials@imail.memun.org" <Key-Municipal-Officials@imail.memun.org>

Cc: Cynthia Mehnert <cmmehnert@hm-law.us>
 Gary Fortier <gfortier@ellsworthmaine.gov>
 "James D. Chaousis II" <jchaousis@ci.rockland.me.u...>
 lsmith@kennebunkportme.gov Linda Cohen <lccohen@hotmail.com>
 Marianne Moore <mamooreme@myfairpoint.net>
 Mary Sabins <msabins@vassalboro.net>
 "Michael Crooker" <crookerm@glenburn.net>
 Patricia Sutherland <psutherland@sutherlandweston.com>
 Peter Nielsen <PNielsen@winthropmaine.org>
 "Stephan Bunker, MMA President" <sbunker@farmington-maine.org>
 William Bridgeo <william.bridgeo@augustamaine.go...>
 Anne Wright <AWright@memun.org> "Christina St. Pierre" <cstpierre@memun.org>
 David Barrett <d Barrett@memun.org> Eric Conrad <econrad@memun.org>
 Geoff Herman <gherman@memun.org> Karen Butler <kbutler@memun.org>
 Martin Hanish <mhanish@memun.org> Pat Kablitz <pkablitz@memun.org>
 Sarah Ledoux <sledoux@memun.org> "Stephen W. Gove" <sgove@memun.org>
 Susanne Pilgrim <spilgrim@memun.org> Theresa Chavarie <tchavarie@memun.org>
 David Barrett <d Barrett@memun.org> Irene Belanger <ibelanger@chinamaine.org>
 "Irene Belanger (Home)" <ilbhome@fairpoint.net>
 Rosemary Winslow <jodyrjw@roadrunner.com>
 Sophia Wilson <sophiew@orono.org> Theresa Chavarie <tchavarie@memun.org>
 Thomas Goulette <tgoulette@myfairpoint.net>

Bcc: **Mark Leonard**

Subject: Election Process for MMA Executive Committee and Vice President position

Attachments: Attach0.html / Uploaded File 26K
 1 - 2016 MMA NOMINATING COMMITTEE.pdf / Uploaded File 12K
 2 - 2016 NOTICE & TIMETABLE SEEKING NOMINATIONS.pdf / Uploaded File 549K
 3 - 2016 STATEMENT OF INTEREST FORM FOR EX COMM POSITIONS.pdf / U...14K
 4 - EXECUTIVE COMMITTEE - RESPONSABILITES & PROTOCOLS.pdf / Upload... 51K



Maine Municipal
Association

60 COMMUNITY DRIVE
AUGUSTA, MAINE 04330-9486
(207) 623-8428
www.memun.org

TO: Key Municipal Officials in Member Municipalities

FROM: Peter Nielsen, MMA Immediate Past President

Chair, MMA

Nominating Committee

DATE: March 31, 2016

RE: Election Process Begins for MMA Executive Committee and Vice President

PLEASE NOTE

Key Municipal Officials are asked to distribute this Notice to each member of your Board/Council and place on their next meeting agenda for consideration .

This is to provide notice that MMA President Stephan Bunker appointed the 2016 MMA Nominating Committee as stipulated in the Bylaws of the Maine Municipal Association. The Nominating Committee is charged with putting forth a Proposed Slate of MMA Executive Committee and Vice President nominations for consideration and election by Member municipalities. Please see the attached:

- (1) List of MMA Nominating Committee;
- (2) Notice & Timetable Seeking Nominations
- (3) Statement of Interest for Service on Executive Committee; and
- (4) Responsibilities of MMA Executive Committee

Service on the MMA Executive Committee

The MMA Nominating Committee is seeking recommendations for candidates to serve on the MMA Executive Committee. We encourage individuals interested in serving our Association to respond by either recommending yourself or another municipal official who is willing and able to serve on the MMA Executive Committee. To make a recommendation, please complete the Statement of Interest Form for Service on the MMA Executive Committee . Please note that the inclusion of a resume and letters of support are very important information in that the Nominating Committee will consider this information as they select candidates to be interviewed for the Executive Committee positions.

The following municipal officials are eligible:

- *Any "municipal officer" as defined by state law, in an active member municipality. This means the mayor and alderman or councilors of a city, the selectmen or councilors of a town, and the assessors of a plantation.*
- *Any town or city manager or chief appointed administrative official in an active member municipality.*

Please take a few minutes to review the Notice outlining the criteria for the MMA Executive Committee. The deadline for receipt of the Statement of Interest Form for Service on the MMA Executive Committee is **Wednesday, May 4, 2016 by 12:00 noon**.

Based on the Statements of Interest and letter(s) of recommendation, the Nominating Committee will be selecting candidates to be interviewed. Theresa Chavarie will be in contact with selected candidate(s) to provide an interview time, which will take place on **Wednesday, May 11, 2016**.

MMA Vice President Position

The MMA Nominating Committee is also seeking candidates interested in serving as the MMA Vice President. There are four major responsibilities of the MMA Vice President:

- To facilitate MMA Executive Committee meetings or member events in the absence of the current MMA President;
- To serve as the Chair of the MMA Legislative Policy Committee;
- To participate in meetings with members of Maine's Congressional delegation, held in conjunction with the NLC Congressional City Conference, each March in Washington DC; and
- To be next in line to serve as the MMA President.

The following municipal officials are eligible:

Any municipal official who has served at least 12 consecutive months on the MMA Executive Committee during the past five years. Please note that this municipal official does not need to be seated as a current MMA Executive Committee member. It is also important to note that elected officials should only apply if they intend to continue to serve in local office for the next two years.

A separate notice along with the Statement of Interest Form for the Vice President position has been sent to municipal officials qualified to serve in this position. The deadline for receipt of the Statement of Interest Form for the MMA Vice President Position is also **Wednesday, May 4, 2016 by 12:00 noon**. Theresa Chavarie will be in contact with the Vice President candidates(s) to provide an interview time, which will take place on **Wednesday, May 11, 2016**.

If you have any questions on the nomination, petition and election process or timetable, please do not hesitate to contact David Barrett or Theresa Chavarie at the MMA office, 1-800-452-8786 or by e-mail at tchavarie@memun.org or dbarrett@memun.org. Thank you.

cc: MMA Executive Committee
MMA Nominating Committee



Maine Municipal Association

NOTICE

Seeking Nominations for MMA Executive Committee

Nominations

Nominations are being accepted for three seats on the MMA Executive Committee. The Vice President position is also open to municipal officials who have served at least 12 consecutive months on the MMA Executive Committee during the past five years. The Nominating Committee will interview Vice President candidates and selected candidates for the Executive Committee positions during their meeting in May.

What Is Involved?

The Executive Committee is the Maine Municipal Association's corporate board, consisting of twelve elected and appointed municipal officials representing the interests of member municipalities throughout the state. The Committee has overall governance and fiduciary responsibility for the Association, its annual operating budget, and the development of policy and priority initiatives. The Executive Committee meets 10-12 times per year and has a required attendance policy in place. The Association reimburses municipal officials or their municipality for travel related expenses incurred for attending meetings or authorized activities to represent the Association's interests.

Who Should Apply?

- Town and/or city managers or chief appointed administrative officials in an active member municipality; or
- "Municipal officers" (*mayor and aldermen or councilors of a city, the selectmen or councilors of a town, and the assessors of a plantation*)

What are the Qualifications?

- The ability to serve a three year-term;
- Basic knowledge and/or interest in the corporate operations of the Maine Municipal Association;
- Although not necessary, it would be helpful to have prior experience on other governing boards/committees and/or involvement in the Maine Municipal Association.

Timetable

March 17, 2016	Appointment of MMA Nominating Committee <i>(MMA Executive Committee appoints 2 MMA Past Presidents; 2 Elected Municipal Officials, and 1 President of Affiliate Group or Town/City Manager or Chief Appointed Administrative Official)</i>
March 30, 2016	1st Meeting of Nominating Committee — <i>Review of Nominating Committee Process</i>
April 2016	Notice in monthly magazine, <i>MMA Townsman</i>, and electronic newsletter, <i>MMA This Month</i>
April 1, 2016	1st Electronic Mailing to Key Municipal Officials — <i>Seeking Interested Candidates</i>
May 4, 2016	Deadline for Receipt of Statement of Interests & Support Letters of Recommendation <i>The Nominating Committee will then hold its 2nd Meeting by Conference Call to review all Statements of Interest and select candidates to be interviewed.</i>
Wednesday, May 11, 2016	Final Meeting of Nominating Committee <i>Interviews with Selected Candidates and put forth Proposed Slate of Nominees</i>
May 13, 2016	2nd Mailing to Key Municipal Officials — <i>Proposed Slate of Nominees and info on Petition Process</i>
July 1, 2016 — 4:30 p.m.	Deadline for Receipt of Nominees by Petition
July 13, 2016	3rd Mailing to Key Municipal Officials — <i>MMA Voting Ballots</i>
August 12, 2016 — 12:00 noon	Deadline for Receipt of MMA Voting Ballots
August 12, 2016	MMA Election Day — <i>Counting of Voting Ballots</i>

For Further Information:

Please visit the MMA Website at www.memun.org for additional information on the MMA Nominating Committee process, timetable, overview of Executive Committee responsibilities and access to the Statement of Interest Forms for the MMA Executive Committee and Vice President positions. Please contact Theresa Chavarie at 1-800-452-8786 ext. 2211 or by e-mail at tchavarie@memun.org if you have any questions. (Please see *Statement of Interest Form for the MMA Executive Committee* on back side of this Notice.)

Maine Municipal Association

Executive Committee

Responsibilities and Protocols

The Maine Municipal Association (MMA) is a non-profit organization providing an array of professional services and insurance related programs to its members. The Executive Committee (Committee) is the Association's corporate board of directors, and has overall governance and fiduciary responsibility for MMA, including its annual operating budget and custody of its assets.

About The Executive Committee

- The Committee is created by the By-laws of the Maine Municipal Association to serve as the corporate governing body;
- Elections of officers and members of the Committee are held on an annual basis and voted upon by the full Municipal membership;
- The Committee is composed of twelve elected or appointed municipal officials including a President, Vice President, Immediate Past President and nine Executive Committee members; and
- Officers serve one-year terms and members are elected to three-year staggered terms, unless filling a vacant seat on the Committee.

Qualifications

- Must be a town or city manager or chief appointed administrative official of an active member municipality; or
- A "municipal officer" as defined by state law, of an active member municipality. This means the mayor and aldermen or councilors of a city, the selectmen or councilors of a town, and the assessors of a plantation; and
- The ability to serve a three year-term; and
- Basic knowledge and/or interest in the corporate operations of the MMA; and
- Although not necessary, prior experience on other governing boards and/or involvement in the MMA.

Time Commitment

Service on the MMA Executive Committee requires a substantial time commitment. There is an attendance policy in the MMA By-laws that states:

"If any member or member-elect of the Executive Committee is absent from more than three meetings of the Executive Committee ... within a calendar year, the position of that member shall be deemed to be vacant, unless declared otherwise by a majority vote of the full membership of the Executive Committee, excepting that member, and the vacancy filled in accordance with this section."

Committee members are expected to participate in the following:

- Regular monthly meetings, which are typically held in Augusta on Thursdays, beginning at 9:00 a.m.

- A 2-day fall strategic planning meeting that is most often held in the municipality of the current MMA President;
- The MMA Annual Convention held in the fall; and
- Any additional subcommittee and/or ad hoc committee meetings as identified by management staff and approved by the Committee. Service on subcommittees (such as the MMA Strategic & Finance Committee) may entail additional meetings during a calendar year.

Responsibilities

The major responsibilities of the MMA Executive Committee include:

- Establishing the mission and setting the direction for MMA;
- Planning for the future of MMA, including setting short and long-term goals;
- Representing MMA to external parties;
- Serving as an ambassador to MMA's members and representing the interests of all municipalities;
- Hiring the MMA Executive Director;
- Evaluating the performance of the MMA Executive Director;
- Providing overall governance of MMA;
- Providing financial oversight of MMA, including adoption of the budget, and retaining the auditor;
- Developing and amending MMA policies;
- Establishing and maintaining a system for building consensus among the members;
- Attending the MMA Annual Convention;
- Serving as Board of Trustees of the MMA Workers' Compensation Fund;
- Serving as Trustees of the MMA Unemployment Compensation Fund; and
- Serving as the nucleus of the governing Board of Directors for the MMA Property & Casualty Pool Program.

Protocols

To enable the MMA Executive Committee to conduct its business professionally and efficiently, the Committee adheres to the MMA Code of Ethics & Conduct Policy as adopted and to the following protocols:

1. Written Materials – Whenever possible, the Committee requests that written materials be provided in advance and be made a part of the agenda and packet materials on issues to come before the Committee for consideration.
2. Requests From Outside Organizations – Organizations or individuals seeking consideration by the MMA Executive Committee should contact the MMA Executive Director. If the Executive Director, in consultation with the MMA President, determines that the request should appropriately come before the Committee, the organization/individual will be asked to submit the request in writing, with appropriate support materials. As a general practice, the Committee does not receive in-person presentations from outside organizations/individuals.

For more information on the commitment, responsibilities and protocols for the MMA Executive Committee, please contact Theresa Chavarie, MMA Manager of Member Relations & Executive Office at 1-800-452-8786 or locally at 623-8428 ext. 2211 or by e-mail at tchavarie@memun.org.

Maine Municipal Association
STATEMENT OF INTEREST FORM
SERVICE ON THE MMA EXECUTIVE COMMITTEE

Deadline for Receipt — 12:00 p.m. on Wednesday, May 4, 2016

Please answer each question & submit your Resume and Letter(s) of Recommendation.

Name of Candidate: _____
Municipal Position: _____ Years in Position: _____
Municipality: _____ County: _____
Preferred Mailing Address: _____
Work or Office Phone _____ Home Phone: _____
Mobile/Cell Phone _____ E-Mail: _____

Previous Involvement With the Maine Municipal Association — Please provide info on your past involvement on MMA Legislative Policy Committee, Governance Boards, Ad Hoc Committees, Municipal Leadership Program, Convention Planning, etc., (provide dates of service, if available):

Other Information Not Included on Resume — other activities of interest, awards, etc.

What Attributes Do You Believe You (or Your Candidate) Will Bring To The Maine Municipal Association?

Please provide a Municipal Reference that we may contact:

Name	Municipal Position	Telephone #
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For an understanding of the attendance policy please see the MMA Executive Committee job description which is located on the MMA website. Based on this, do you believe that the time commitment meets your availability? ☐ Yes ☐ No

I attest that the information contained above and within the attached resume is true and accurate to be best of my knowledge.

Signed: _____

Date: _____

MMA Nominating Committee c/o Executive Office
Maine Municipal Association, 60 Community Drive, Augusta, Maine 04330

FAX: (207) 626-3358
E-mail: tchavarie@memun.org

MAINE MUNICIPAL ASSOCIATION

2016 NOMINATING COMMITTEE

MMA Past Presidents:

Chair: Peter Nielsen, Town Manager
Town of Winthrop
17 Highland Avenue
Winthrop, ME 04364
Town Office: (207) 377-7200
E-mail : PNielsen@winthropmaine.org

County: Kennebec County
Population: 6,092
MMA Involvement: Executive Committee Member

Sophia L Wilson, Town Manager
Town of Orono
59 Main Street
Orono, ME 04473-4001
Town Office: (207) 866-2556
E-mail: sophiew@orono.org

County: Penobscot County
Population: 10,362
MMA Involvement: LPC Alternate Member

President of Affiliate Group or Chief Appointed Official:

Thomas P Goulette, Town Manager
Town of Guilford
PO Box 355
Guilford, ME 04443-0355
Town Office: (207) 876-2202
E-mail: tgoulette@myfairpoint.net

County: Piscataquis County
Population: 1,521
MMA Involvement: P&C Board Member

Elected Officials:

Irene Belanger, Selectperson
Town of China
571 Lakeview Drive
China, ME 04358
Telephone: (207) 445-2014
E-mail: ibelanger@chinamaine.org

County: Kennebec County
Population: 4,328
MMA Involvement:

Rosemary J. Winslow, Councilor
City of Waterville
One Common Street
Waterville, ME 04901-6699
Town Office: 872-8526
E-mail: jodyrjw@roadrunner.com

County: Kennebec County
Population: 15,722
MMA Involvement: LPC Member

MMA Staff Assisting Nominating Committee:

Theresa Chavarie, Manager
MMA Member Relations & Executive Office
Office: 1-800-452-8786 ext. 2211
E-mail: tchavarie@memun.org

David Barrett, Director
MMA Personnel Services & Labor Relations
Office: 1-800-452-8786 ext. 2217
E-mail: dbarrett@memun.org

FARRELL, ROSENBLATT & RUSSELL

ATTORNEYS AT LAW
61 MAIN STREET
P.O. BOX 738
BANGOR, MAINE 04402-0738

ITEM # 12

ANGELA M. FARRELL
NATHANIEL M. ROSENBLATT
JON A. HADDOW
GREGORY P. DORR
ROGER L. HUBER
ERIK T. CROCKER
KATE J. GROSSMAN

THOMAS A. RUSSELL (Retired)

TELEPHONE (207) 990-3314
TELECOPIER (207) 941-0239
e-mail: info@frrlegal.com

April 6, 2016

Mark Leonard, Town Manager
Town of Veazie
1084 Main Street
Veazie, Maine 04401

***Re: Possible Acquisition of Land from the Penobscot River Restoration Trust –
Voluntary Response Action Plan***

Dear Mark:

This letter is intended to supplement my earlier letter to you, dated April 1, 2016. In that prior letter, I indicated that I was awaiting a copy of the draft Certification of Completion for the Voluntary Response Action Plan, or VRAP. Laura Rose Day was kind enough to provide me with the draft VRAP Certification of Completion for review and a copy is enclosed for your reference.

I wanted to review the draft Certificate of Completion because while they contain liability protections for subsequent owners of contaminated property, they also usually contain continuing obligations. Obviously, it is important that the Town know exactly what would be expected of it should it decide to accept the property.

While I have not reviewed the underlying environmental reports, it appears that the only on-site contaminant is coal ash. The final Certificate of Completion will issue upon the on-site relocation of approximately 300 cubic yards of coal ash-impacted soil and covering the impacted soil with a minimum of 2 feet of clean soil. As I understand, that work is complete, or nearly so, and the final Certificate is expected to issue shortly.

The continuing obligations are reasonably minimal. If the Town acquires the property, it will be required to inspect the cover system on a quarterly basis and maintain copies of those inspection reports for DEP review. While the Certificate does not explicitly say so, I think it is safe to assume that the DEP will require that any erosion or damage to the cover system be repaired by the Town (or other subsequent owner). Without a better understanding of the location and lateral extent of the cover system, however, it is difficult to get a sense for the true scope of that responsibility.

Mark Leonard, Town Manager
April 6, 2016
Page 2

The owner of the property will be required to execute a Declaration of Environmental Covenants for the property. The environmental covenants are fairly "boilerplate" and will be prepared by the DEP. The environmental covenants will be executed by either the PRRT, the Town, or whoever owns the property once the covenants are finalized and ready for execution. In addition to the standard provisions (e.g., extend into perpetuity, enforcement by DEP, recording), the environmental covenants will preclude the installation of groundwater wells for drinking water purposes on the property without the DEP's written permission and, as noted above, will also likely require the owner to repair any damage to the cover system.

Please let me know if you have any questions. I look forward to meeting with you and the Council on Monday night to discuss this project.

Very truly yours,

FARRELL, ROSENBLATT & RUSSELL

A handwritten signature in black ink, appearing to be "R. Huber", written over a horizontal line.

Roger L. Huber

Enclosure



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

PENOBSCOT RIVER RESTORATION TRUST)	COMMISSIONER'S CERTIFICATION
ATTN: GEORGE APONTE CLARK)	OF COMPLETION OF REMEDIAL
3 WADE STREET)	ACTIONS UNDER A VOLUNTARY
AUGUSTA, MAINE 04330)	RESPONSE ACTION PLAN

JURISDICTION

This certification of completion of a Voluntary Response Action Plan ("VRAP") is made pursuant to the authority vested in the Commissioner of the Maine Department of Environmental Protection ("Department") or the Commissioner's delegee under 38 M.R.S.A. § 343-E.

FINDINGS OF FACT

1. The covered property is located at 100 Veazie Street in Veazie and is identified on Veazie Tax Map 7 as Lot 58, and is further described in Book 12353, Page 280 at the Penobscot County Registry of Deeds. A Map of the Site is included as Attachment A.
2. The site is approximately 25 acres and was formerly the location of the Veazie Dam and Powerhouse. The Penobscot River Restoration Trust ("PRRT") acquired the property with the intention of removing the dam and associated buildings and improving the site for public access, recreational, educational, and related uses.
3. The property use in the area is primarily residential. The Site and surrounding area is served by public water and sewer.
4. DEP staff has reviewed the following reports and supporting documents for the Site ("Reports"):
 - A. *Phase I Environmental Site Assessment, Veazie Hydro Station, Bangor Hydro-Electric Co., Veazie Street, Veazie, Maine, April 30, 1998, Dames & Moore*
 - B. *Phase I Environmental Site Assessment, Veazie Hydroelectric Generating Facility, 100 Veazie Street, Veazie, Maine and 88 Monument Drive, Eddington, Maine, January 15, 2004, Summit Environmental Consultants, Inc.*
 - C. *Phase II Environmental Site Assessment, Veazie Hydroelectric Generating Facility, River Road, Veazie, Maine, June 27, 2008, Summit Environmental Consultants, Inc.*

PENOBSCOT RIVER RESTORATION TRUST
ATTN: GEORGE APONTE CLARK
3 WADE STREET
AUGUSTA, MAINE 04330

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN

D. *Soil Excavation Oversight, Veazie Powerhouse A, Veazie, Maine, November 2014, CES, Inc.*

E. *Former Veazie Dam Removal Site, September 2015, CES, Inc.*

5. The Reports identified coal-ash impacted soils in the subsurface soils at the property that were discovered during demolition of the powerhouse. The levels of contaminants in the coal-ash impacted soils were such that they would not necessarily require offsite removal, but would be required to be placed under a cover system to mitigate risks by eliminating direct exposure/contact pathway. No other Recognized Environmental Conditions were identified in the reports.
6. In October 2014, PRRT filed an application to VRAP
7. In November 2014, the Department's VRAP issued a No Action Assurance ("NAA") letter to PRRT, which approved of remedial actions to address the identified issues.
8. Remedial actions are summarized in the *Former Veazie Dam Removal Site*, which details the relocation on the property of approximately 300 cubic yards of coal ash-impacted soils and covering the impacted soil with a minimum of 2 feet of clean soil.
9. The Department considers no further assessment or remedial actions as necessary.

CONCLUSIONS

1. PRRT, as an applicant, has submitted a VRAP application to the Commissioner pursuant to 38 M.R.S.A. § 343-E for the Site located at 100 Veazie Street in Veazie, and is identified on Veazie Tax Map 7 as Lot 58, and is described at Book 12353, Page 280 of the Penobscot County Registry of Deeds.
2. Remedial actions at the Site addressing the contamination described in the Reports have been completed to the Commissioner's satisfaction.
3. Provided PRRT, as the current owner, and their successors and/or assigns comply with the conditions of this certification, the response actions that have been completed and the activities associated with the continued use of the Site will not cause, contribute, or exacerbate releases, or threatened releases, if they exist at the Site and are not required to be removed under the VRAP.

THEREFORE, pursuant to 38 M.R.S.A. § 343-E(5), Leslie Anderson, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection

PENOBSCOT RIVER RESTORATION TRUST
ATTN: GEORGE APONTE CLARK
3 WADE STREET
AUGUSTA, MAINE 04330

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN

certifies, subject to the conditions set forth below, that remedial actions have been completed at the property located at 100 Veazie Street in Veazie, identified on Veazie Tax Map 7 as Lot 58, and further described at Book 12353, Page 280 of the Penobscot County Registry of Deeds. Upon issuance of this CERTIFICATE, PRRT, and the persons qualified for protection under 38 M.R.S.A. § 343-E(6) are entitled to the protection from liability to the extent provided by 38 M.R.S.A. § 343-E. This protection from liability is limited to the matters identified and addressed by the Reports and is subject to the qualifications and conditions in this certificate and in 38 M.R.S.A. § 343-E. VRAP liability protections under 38 M.R.S.A. § 343-E do not limit the Department's enforcement authorities for non-compliance with other laws administered by the Department.

CONDITIONS

1. The installation of groundwater wells for drinking water purposes at the Site is prohibited without the prior express written permission of the Department.
2. The cover systems will be inspected quarterly by the owner of the property. Such inspection shall be completed using the "Quarterly Inspection Report" (Attachment B), with copies of the reports retained by the owner and made available to the Department upon request.
3. Excavation in the areas of the cover systems is prohibited, except for any work necessary to repair erosion or other damage to the cover system. Such repairs shall be pre-approved by the Department.
4. A copy of this certificate shall be recorded at the Penobscot County Registry of Deeds for the Site located at 100 Veazie Street, and identified on Veazie Tax Map 7 as Lot 58, and further described at Book 12353, Page 280 of the Penobscot County Registry of Deeds. A copy of the recorded document must be supplied to the Department's VRAP.
5. A Declaration of Environmental Covenants, consistent the Maine Uniform Environmental Covenants Act as defined in 38 M.R.S.A. § 3001 et seq, consistent with this Certificate, and acceptable to the Department must be executed for the Site and must be recorded at the Penobscot County Registry of Deeds. A copy of the recorded Declaration of Environmental Covenants must be supplied to the Department's VRAP within thirty (30) days of being recorded.

DONE AND DATED AT AUGUSTA, MAINE, THIS _____ DAY OF _____ 2015.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

PENOBSCOT RIVER RESTORATION TRUST
ATTN: GEORGE APONTE CLARK
3 WADE STREET
AUGUSTA, MAINE 04330

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN

By:

Leslie Anderson, Director
Bureau of Remediation & Waste Management

STATE OF MAINE
KENNEBEC, ss.,

October____, 2015

Then personally appeared the above-named Leslie Anderson in her position as Director of the Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection and duly authorized delegee for the Commissioner, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of the Department of Environmental Protection.

Before me,

Notary Public

(Print Name)

My commission expires

This order was prepared by Nicholas J. Hodgkins, OHMS III, Bureau of Remediation & Waste Management.

PENOBSCOT RIVER RESTORATION TRUST
ATTN: GEORGE APONTE CLARK
3 WADE STREET
AUGUSTA, MAINE 04330

) COMMISSIONER'S CERTIFICATION
) OF COMPLETION OF REMEDIAL
) ACTIONS UNDER A VOLUNTARY
) RESPONSE ACTION PLAN

DRAFT

Town of Orono

ITEM # 13

INVOICE

59 Main St.
Orono, ME 04473
Phone: (207) 866-2556
Fax: (207) 866-5053

INVOICE NO. 16-121
DATE March 14, 2016

Fed ID # 01-6000310

Town of Veazie
ATTN: Town Manager
1084 Main Street
Veazie, ME 04401

Accounts Receivable

EVENT	PAYMENT TERMS	DUE DATE
Recreation/ Library Services as agreed	Due upon receipt	

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Recreation/ Library Services as agreed upon		\$10,000
		TOTAL	\$ 10,000.00

Make all checks payable to the Town of Orono

Manager's Report For April 11, 2016 Council Meeting

Since the last Council meeting I have been working on a few different projects and concerns which are outlined below.

Following the presentation from PERC, I contacted the Executive Director of MRC and requested a presentation from him on the Fiberight proposal. This presentation has been set for April 13th at 6:00 PM in the Council Chambers.

I drafted the questions that were raised concerning the proposed transfer of land to the Town from the River Restoration. A response to these questions have been received and reviewed by me. Additionally, the response was sent to Council for review. A follow up discussion will be held at the April 11th Council meeting. I have requested that Town legal staff be present at the meeting to answer any additional questions that may be raised.

I met with Principal Cyr and members of the Community Center re-development committee. The committee has discussed Principal Cyr's vision for the School so the two groups wouldn't duplicate or compete against each other.

Assessor Birch and I were able to finalize the draft budget. The draft budget has been provided to the Budget Committee as well as Council members. As presented, the mill rate will be reduced from 18.40 to 18.30. The municipal budget will be presented to the Budget Committee on April 12th and the School Budget will be presented on April 14th.

The Town of Orono requested I write a letter of support for a grant they are applying for which will help them replace a large culvert on Route 2 near the Town line. The letter was drafted and sent off to them for inclusion in their grant application.

Council Chair Perry requested that I contact the Orono Town Manager and inquire on what land the Town owns. In speaking to Manager Wilson I learned that they own between 150 – 200 acres of land. A majority of this is used for recreational use. The information was relayed to Councilor Perry.

I met with the Town Forester, David Wardrop to look at land that the Town owns near the Sewer District. Forester Wardrop thought this may be a good location to relocate the brush and leaf collection area. This will be discussed further at a later date.

A/C Metcalf and I met with Orono Chief St. Louise to discuss training opportunities between the two communities. This discussion is ongoing.

PRCC Director Chad Labree and I met to discuss changes that are occurring with the dispatching of rescue calls. These changes are occurring county wide.

I have prepared 3rd quarter documentation and gathered similar documentation from the School to present to the Budget Committee on April 7th.

Manager's Report

For April 11, 2016

Council Meeting

I met with Ray Corson from Corson GIS regarding a solution to assist with the anticipated inspection concerning the Towns MS4 permit. This discussion is ongoing.

I sent Dunkin Donuts a thank you letter for their donation for the community breakfast that was recently held.

I spoke to the granddaughter of Veazie's oldest resident, Dorothy Treworgy, and have scheduled the presentation of the Boston Cane to her on April 15, 2016 which will be her 98th Birthday. The proclamation has been drafted and will be presented at the Council meeting for signature.

I have spoken several times to Karen Marysdaughter concerning a proposal on solar powering your community. This was originally presented by the communities of Bangor and Brewer along with Bangor Region Chamber of Commerce in May of 2015. Marysdaughter has since taken on the task of presenting to municipalities and requesting them to become partners. She has presented to area communities and will be presenting to the Town of Veazie at the April 11th Council meeting. At this time she is only looking for the Town of Veazie to support the concept and no funding is being requested.

I met with the budget committee and had the 3rd quarter review with them. Discussed was any areas of concerns or areas that I felt we were doing well in. Additionally, we discussed current revenue projections both on the school side and on the municipal side. Overall, I feel both budgets are in good shape.

I was made aware of two trees that had fallen and struck a house during the storm on 04-07-2016. The trees appear to be in the Town's right of way. I have made contact with the Town's insurance company to make them aware and they will be handling the claim.

Attachments:

- Denial letter for CDBG Grant for Oak Grove
- Compliance letter from DHHS concerning General Assistance Audit
- Newsletter from Rep. Peter Lyford
- BASWG Agenda for April 14th meeting



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



PAUL R. LEPAGE
GOVERNOR

GEORGE C. GERVAIS
COMMISSIONER

March 28, 2016

Mark Leonard
Town of Veazie
1084 Main Street
Veazie ME 04401-7066

Dear Mr. Leonard:

I regret to inform you that your application for a 2016 Community Development Block Grant (CDBG) Public Infrastructure (PI) program award has not been selected to receive funding.

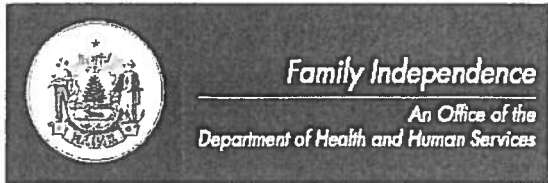
With our federal allocation decreasing each year the competition for funding continues to grow, the requests far exceed our allotment for the program. This year there were requests for PI program funds in excess of \$10.2 million and we are only able to award \$2.7 million. Thank you for your interest in the 2016 CDBG Public infrastructure grant program.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deborah Johnson', with a long horizontal flourish extending to the right.

Deborah Johnson, Director
Office of Community Development

cc: Dana McLaughlin, Veazie Sewer District
/sjb



Paul R. LePage, Governor

Mary C. Mayhew, Commissioner

Department of Health and Human Services

Family Independence

19 Union Street

11 State House Station

Augusta, Maine 04333-0011

Tel.: (207) 624-4168; Fax: (207) 287-3455

Toll-Free (800) 442-6003; TTY Users: Dial 711 (Maine Relay)

March 30, 2016

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

Dear Mark Leonard:

This letter is in reference to the General Assistance Review conducted in Veazie on February 16, 2016.

The review indicates that your program is in compliance with the General Assistance statutes and the Department of Health and Human Services General Assistance policy.

If this office can be of any assistance to you please call us at 1-800-442-6003.

Sincerely,

Ellen D. Moore
Field Examiner II
General Assistance Program



State Representative **PETER A. LYFORD**

197 Jarvis Gore Drive
Eddington, ME 04428
(207) 848-3335

Proudly Serving the Citizens of District 129
*Clifton, Eddington, Holden, Veazie, and
a portion of Brewer*

Insurance Superintendent to Hold Long-Term Care Insurance Forum

Maine's Insurance Superintendent, Eric Cioppa, will hold a forum on long-term care (LTC) insurance May 9th in Augusta. He is inviting Maine residents to attend or join via Web cast, and to provide written or oral statements about their experiences as long-term care insurance policyholders. Consumers interested in making a statement at the forum are asked to [contact the Bureau](#) by April 25th.

The forum will take place from 10:00 a.m. to 3:00 p.m. in the Kennebec Room of the Augusta Civic Center at 76 Community Drive, with a break from 12:00 to 1:00 p.m. The live Web cast of the event will be available on the [Bureau's Web site](#). A video recording of the proceedings will be available for a period of time following the event.

Long-term care insurance policies have been marketed in Maine since the 1980s and were intended to help individuals cover the cost of potential long-term care as they aged and became disabled.

Early "rich" policies were sold with life-long benefits and inflation protection. In the past decade, as owners of those early policies have started to make use of their coverage, insurance companies have struggled with higher than anticipated expenses as a result of



Useful Links for Government News & Information

Brewer City Office

80 North Street
Brewer, ME 04412
(207) 989-7500

[E-mail](#)

[Web Site](#)

Clifton Town Office

135 Airline Rd.
Clifton, ME 04428
(207) 843-0709

[E-mail](#)

[Web Site](#)

longer life expectancies, lengthy claims, and lower than projected lapse rates. Recent years of sustained low interest rates on companies' investments have compounded the problem. As a result, companies are seeking to stabilize their lines of long-term care policies.

The forum will begin with an overview of the LTC insurance market in Maine, the rate review process as dictated by Maine law, and recently enacted rules that protect consumers by clarifying and strengthening the claims payment process that companies are required to follow. Consumers will then have an opportunity to present statements about their experience as policyholders of long-term care insurance and for companies to present reasons for their rate increase requests and ideas to make the market viable.

Consumers who wish to submit written comments for consideration by the Superintendent or who are interested in presenting a statement in person at the forum are asked to contact Judi Watters, Consumer Outreach Specialist, at judith.k.watters@maine.gov or at (207) 624-8445 by April 25th. A notice about the forum can be found on the Bureau's Web site [here](#).

Consumers with questions about any insurance matters can obtain information and assistance from the Bureau by visiting www.maine.gov/insurance, calling toll-free 1-800-300-5000, or e-mailing Insurance.PFR@maine.gov.

The Bureau of Insurance is part of the [Department of Professional and Financial Regulation](#), which encourages sound ethical business practices through regulation of insurers, financial institutions, creditors, investment providers, and numerous professions and occupations for the purpose of protecting the citizens of Maine.

Identity Theft

Everyone has personal information, such as credit card numbers, bank account numbers, and Social Security numbers, that can be misused when in the wrong hands. A scam artist who learns any of your personal information can potentially use that to learn more of your personal information and eventually make purchases in your

Eddington Town Office

906 Main Rd
Eddington, ME 04428
(207) 843-5233
[Web Site](#)

Holden Town Office

570 Main Rd.
Holden, ME 04429
(207) 843-5151
[Web Site](#)

Veazie Town Office

1084 Main St.
Veazie, ME 04401-7091
(207) 947-2781
[E-mail](#)
[Web Site](#)

[Legislature's Web Site](#)

[Governor LePage's Web Site](#)

[Secretary of State's Web Site](#)

[Attorney General's Web Site](#)

[Treasurer's Web Site](#)

[Report DHHS Fraud](#)

[Maine Sex Offender Registry](#)

name.

[Learn how to protect yourself from identity theft](#)

Deadline Approaching For Legislative Memorial Scholarship Application

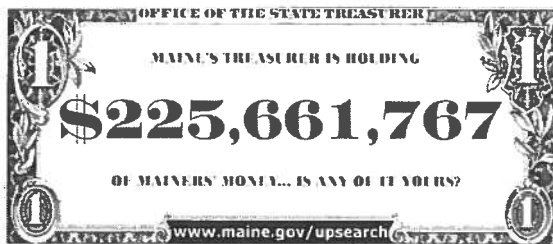
The Maine Legislative Memorial Scholarship Fund was created by the Maine Legislature and staff to annually recognize one student from each county who is currently or is planning to pursue their education at a two- or four-year degree-granting Maine college or technical school. This scholarship is available for full or part-time students.

All application components must be submitted and postmarked, if applicable, by April 15, 2016. Awards will be made directly to the applicant after successful completion of the first semester of school. Application materials and more information can be found [here](#).

Does the State Have Your Property?

People across Maine are taking back hundreds of thousands of dollars in cash and other assets as a result of the State's efforts to reconnect them with their lost or [unclaimed property](#).

To find out if the State Treasurer is in possession of something(s) belonging to you, click below.



\$\$\$ --Search for Unclaimed Property--\$\$\$





Bangor Area Storm Water Group Meeting

April 14, 2016

Location: 2nd Floor Council Chambers, Orono Town Office, Orono, Maine

9:00 am – 11:00 am

AGENDA

- | | |
|-----------------|--|
| 9:00 am | Welcome and Round Robin Introductions |
| 9:05 am | Introduction of new BASWG logo and Website
<i>Group Orientation, Review and Approvals</i>
<i>Planned Uses and Permissions</i> |
| 9:45 am | BASWG Citizen Survey
<i>Group planning to improve distribution and response rate for BASWG survey</i> |
| 10:00 am | Garden Show Updates
<i>MS4 and E&O Committee Check-ins</i> |
| 10:15 am | Street and Stream Clean-ups Updates and Planning
<i>MS4 and E&O Committee Check-ins</i> |
| 10:30 am | BASWG Organizational Business <ul style="list-style-type: none">• Approval of meeting minutes• Approval of grant proposal for submission• Budget update |
| 10:45 am | What changes to the MA Permit may mean for Maine MS4s
<i>Permit Language Review and Group Discussion</i> |
| 11:00 am | BASWG Meeting Adjourns |