

MORO PLANTATION

21 Katahdin Street | PO Box 542 | Patten, ME 04765

Phone: 207.528.2215 | Fax: 207.528.2055

Website: www.pattenmaine.org

BOARD OF ASSESSORS

Wednesday, January 18th, 2023 at 5:30pm
Katahdin Lodge, 626 Aroostook Scenic Highway
Moro Plantation, ME 04780

MEETING MINUTES

These minutes are not verbatim

Caralyn Loucka King called the meeting to order at 5:31pm.

ROLL CALL

Selectmen: Charles “Chuck” Loucka, Christine “Chris” Loucka, Caralyn “Cara” Loucka King

Town Office: Laura White (Moro Agent)

Public: None.

ADMINISTRATIVE

Warrant #10 for FYE23

The Board reviewed Warrant #10 for FYE23.

Motion made by Cara to approve Warrants #9 and #10 for General Government. Seconded by Chuck. All in favor. Approved 3/0/0.

Approval of Special Town Meeting Minutes from Wednesday, December 14th, 2022

Minutes from Special Town Meeting not available at the time of the meeting.

Approval of Board of Assessors Meeting Minutes from Wednesday, December 14th, 2022

Minutes from Board of Assessors Meeting not available at the time of the meeting.

NEW BUSINESS

Patten Ambulance Services Contract

The Board discussed the Ambulance Services Contract with the Patten Ambulance Service. Cara suggested looking into quotes from Oakfield’s ambulance service. L. White stated she would reach out to Oakfield for a quote. The Board discussed the Emergency Public Services Director position.

Patten Fire Protection Service Agreement Discussion

L. White informed the Board that the previous Fire Protection Service Agreement with Patten Fire Department ran out and needs to be renewed. She stated the proposed Agreement is for three (3) years and runs from January 1st, 2023 to December 31st, 2026. She added the biggest difference between the previous contract and current one is that the price increased from \$3,600 per year to \$6,500 per year. Another difference between the previous contract and the current contract is that, if mutual aid is called, the cost is covered by the contract, instead of being added to it. The Board discussed the Fire Protection Service Agreement.

The Board signed to renew the Fire Protection Service Agreement with the Patten Fire Department.

Houlton Humane Society

L. White informed the Board Houlton Humane Society will not be raising their rates for 2023.

The Board signed to renew the contract with Houlton Humane Society.

Patten Administrative Services Contract Discussion

L. White informed the Board the proposed Administrative Services Contract between Moro Plantation and the Town of Patten is for five (5) years for \$20,000 annually. The Board discussed the Administrative Services Contract.

The Board signed to renew the Administrative Services Contract with the Town of Patten.

Property with Unknown Owner

L. White informed the Board Attorney Richard Rhoda was unable to attend the meeting, but stated there was likely three (3) to three and a half (3.5) acres that was State owned. Cara asked L. White to reach out to Attorney Richard Rhoda with questions about the property. The Board discussed scheduling a Special Town Meeting once the Board opens the bids.

OLD BUSINESS

Tax Acquired Property Updates

The bid notice for the tax acquired property was advertised in the Houlton Pioneer Times on the day of the meeting.

The Board discussed the bid opening that will take place on February 15th, 2023.

SELECTMEN COMMENT

Letters for Annual Town Report

Chris asked if the Town Office received any letters for the Annual Town Report. L. White stated the office was starting to receive letters for this year's Town Report, but that she did not see any when the previous year's Report was put together.

Town Manager

Chuck asked if there were updates on the search for a Town Manager. L. White stated the Board was interviewing candidates.

Plumbing Inspector

L. White informed the Board Chris Beyer, the Plumbing Inspector for Moro Plantation, will be finishing his contract on March 31st, 2023 and will not be renewing. The Town of Patten is currently looking for a new Code Enforcement Officer / Plumbing Inspector and will ask potential candidates about taking on Moro Plantation as well.

Community Service

L. White stated she will reach out to Katahdin High School to see if any students would like to map out the cemeteries for community service hours.

PUBLIC COMMENT

None.

NEXT SELECT BOARD MEETING

The next Select Board Meeting is scheduled for Wednesday, February 15th, 2023 at 6:00pm.

ADJOURN

Motion made by Cara to adjourn at 6:52pm. Seconded by Chris All in favor. Approved 3/0/0.

Meeting Minutes for Wednesday, January 18th, 2023 respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on February 15, 2023

Charles Loucka Charles Loucka, Chairman

Christine Loucka Christine Loucka

_____ Caralyn Loucka King

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BOARD OF ASSESSORS

Wednesday, February 15th, 2023 at 6:00pm

Patten Town Office

21 Katahdin Street

Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Chairman Charles Loucka called the meeting to order at 6:02pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Christine “Chris” Loucka

Assessors Absent: Caralyn “Cara” Loucka King

Town Office: Laura White, Moro Agent; Gail Albert, Town Manager (via phone)

Public: Bruce Hussey, Gregg Smallwood, Jeffrey Condon, and Dalton Cloney

ADMINISTRATIVE

Warrant #11 for FYE23

The Board reviewed Warrant #11 for FYE23.

Motion made by Chuck to approve Warrant #11 for General Government. Seconded by Chris. Approved 3/0/0.

Approval of Special Town Meeting Minutes from Wednesday, December 14th, 2022

Motion made by Chuck to approve Special Town Meeting Minutes from Wednesday, December 14th, 2022. Seconded by Chris. Approved 2/0/1. Two in favor, one member absent.

Approval of Board of Assessors Meeting Minutes from Wednesday, December 14th, 2022

Motion made by Chuck to approve Board of Assessors Meeting Minutes from Wednesday, December 14th, 2022. Seconded by Chris. Approved 2/0/1. Two in favor, one member absent.

Approval of Board of Assessors Meeting Minutes from Wednesday, January 18th, 2023

Motion made by Chuck to approve Board of Assessors Meeting Minutes from Wednesday, January 18th, 2023. Seconded by Chris. Approved 2/0/1. Two in favor, one member absent.

NEW BUSINESS

Introduction of New Town Manager, Gail Albert

Motion made by Chuck to appoint Gail Albert as Town Treasurer. Seconded by Chris. Approved 2/0/1. Two in favor, one member absent.

Motion made by Chuck to appoint Gail Albert as Tax Collector. Seconded by Chris. Approved 2/0/1. Two in favor, one member absent.

Motion made by Chuck to appoint Gail Albert as General Assistance Administrator. Seconded by Chris. Approved 2/0/1. Two in favor, one member absent.

Contract Proposal for Bruce Hussey as Plumbing Inspector for Moro Plantation

B. Hussey requested to be paid in full on April 1st, 2023. L. White stated she would consult with the Finance Director to determine if it would be possible.

The Board discussed the proposal from Mr. Hussey and chose to wait until the next Select Board meeting to vote.

Bid Opening for Tax Acquired Property

The following bids were received for the tax acquired property:

Michael White: \$66,400

Ricky Dustin Cyr: \$67,100

Gregg Smallwood: \$83,005

Berry Lane: \$101,000

Chuck stated the Board would share the bid results with Cara before making a decision.

OLD BUSINESS

Property with Unknown Owner Updates

The Board discussed the research done by Attorney Richard Rhoda. The property with the Unknown Owner does not exist. The Tax map will need to be revised and the Tax Assessor will need to assess the abutting properties to be sure they are paying the full amount of their taxes.

Tax Acquired Property

Chuck stated the Tax Acquired Property is 65 acres, not 73 and requested the account be reviewed by the Tax Assessor.

The Board discussed two (2) properties that may be foreclosed on in the future.

SELECTMEN COMMENT

None.

PUBLIC COMMENT

None.

NEXT SELECT BOARD MEETING

The next Select Board Meeting is scheduled for Wednesday, March 15th, 2023 at 5:30pm.

ADJOURN

Motion made by Chris to adjourn at 7:09pm. Seconded by Chuck All in favor. Approved 2/0/1.
Two in favor, one member absent.

Meeting Minutes for Wednesday, February 15th, 2023 respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on March 15th, 2023

Charles Loucka Charles Loucka, Chairman

Christine Loucka Christine Loucka

Caralyn Loucka King Caralyn Loucka King

MORO PLANTATION

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BOARD OF ASSESSORS

Wednesday, March 15th, 2023 at 5:30pm

Katahdin Lodge, 626 Aroostook Scenic Highway
Moro Plantation, ME 04780

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 5:30pm.

ROLL CALL

Selectmen: Charles "Chuck" Loucka, Christine "Chris" Loucka, Caralyn "Cara" Loucka King

Town Office: Gail Albert, Town Manager; Laura White, Moro Agent

Public: Jeffrey Condon, Dalton Cloney, John Ellingwood, Brian Burger

ADMINISTRATIVE

Warrant #12 for FYE23

The Board reviewed Warrant #12 for FYE23.

Motion made by Cara to approve Warrant #12 for General Government. Seconded by Chuck. All in favor. **Approved 3/0/0.**

Approval of Board of Assessors Meeting Minutes from Wednesday, February 15th, 2023

The Board reviewed the Minutes from Wednesday, February 15th, 2023.

Motion made by Chuck to approve the Board of Assessors Meeting Minutes from Wednesday, February 15th, 2023. Seconded by Cara. No discussion heard. All in favor. **Approved 3/0/0.**

NEW BUSINESS

Municipal Officers Training

G. Albert informed the Board the Town Attorney is offering the annual training for Municipal Officers. She stated the Freedom of Access Act training is an annual training required for Municipal Officers each time they take office, and for the Assessors, this is every year.

Contract Proposal for Chris Beyer - Plumbing Inspector for Moro Plantation

L. White submitted a plumbing contract proposal from Chris Beyer to the Board. The Board reviewed and discussed the contract. The plumbing contract was for the same rate as the previous year.

Motion made by Cara to approve the plumbing contract from Chris Beyer

OLD BUSINESS

Sale of Tax Acquired Property

The Board discussed the sale of a tax acquired property in Moro Plantation. Residents expressed concerns about the property being awarded to the second lowest bidder.

C. Loucka stated Ricky Dustin Cyr was awarded the winning bid at \$67,100. Mr. Loucka stated he called each of the bidders, and the winning bidder was the only one who was not planning to clear-cut the property. J. Ellingwood and J. Condon stated the winning bidder already purchased equipment to clear cut the property and had the equipment sitting on the property.

J. Condon stated he has an attorney looking into whether he is the partial owner of the property.

L. White stated she would contact the Town Attorney to look into the deeds on the property.

NEXT SELECT BOARD MEETING

The next Select Board Meeting is scheduled for Wednesday, April 12th, 2023, at 5:30pm.

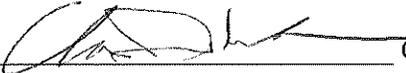
ADJOURN

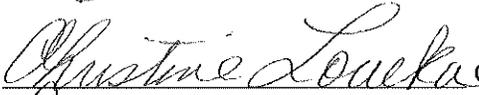
Motion made by Cara to adjourn at 6:38pm. Seconded by Chris All in favor. Approved 3/0/0.

Meeting Minutes for Wednesday, March 15th, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on _____, 2023

 Charles Loucka, Chairman

 Christine Loucka

 Caralyn Loucka King

MORO PLANTATION

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BOARD OF ASSESSORS

Wednesday, April 12th, 2023 at 5:30pm
Katahdin Lodge, 626 Aroostook Scenic Highway
Moro Plantation, ME 04780

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 5:37pm.

ROLL CALL

Selectmen: Charles “Chuck” Loucka, Christine “Chris” Loucka, Caralyn “Cara” Loucka King
Town Office: Gail Albert, Town Manager; Laura White, Moro Agent
Public: Brian Burger, David Walker

ADMINISTRATIVE

Warrant #13 for FYE23

The Board reviewed Warrant #13 for FYE23.

Motion made by Cara to approve Warrant #13 for General Government. Seconded by Chuck. All in favor. **Approved 3/0/0.**

Approval of Board of Assessors Meeting Minutes from Wednesday, March 15th, 2023

The Board reviewed the Minutes from Wednesday, March 15th, 2023.

Motion made by Cara to approve the Board of Assessors Meeting Minutes from Wednesday, March 15th, 2023. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

2022 County Tax Bill

Motion made by Cara to approve the 2022 County Tax Bill. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

Town Manager Update

G. Albert: The accounting is no longer being contracted out and is now back in the Town Office.

The 2022 audit has not been done, but Chester M. Kearney will schedule a date to do it in the next few weeks. The Town of Patten will be using Bangor Payroll to pay all employees of Moro Plantation.

NEW BUSINESS

Aroostook County Grants

Chuck: The application window is closed for 2023, but the Board will apply in 2024.

OLD BUSINESS

Sale of Tax Acquired Property

Motion made by Cara to sell Tax Acquired Property to Ricky Dustin Cyr for \$67,100. Seconded by Chris. No discussion heard. All in favor. **Approved 3/0/0.**

NEXT SELECT BOARD MEETING

The next Select Board Meeting is scheduled for Thursday, May 25th, 2023, at 6:00pm.

ADJOURN

Motion made by Cara to adjourn at 6:44pm. Seconded by Chuck All in favor. Approved 3/0/0.

Meeting Minutes for Wednesday, April 12th, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on May 25th, 2023

Charles Loucka Charles Loucka, Chairman

Christine Loucka Christine Loucka

- Absent - Caralyn Loucka King

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BOARD OF ASSESSORS

Wednesday, May 25th, 2023 at 6:00pm

Patten Town Office: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 6:07pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Christine “Chris” Loucka

Assessors Absent: Caralyn “Cara” Loucka King

Town Office: Gail Albert, Town Manager; Laura White, Moro Agent; Billie Doody, Town Clerk

Public: David Walker

ADMINISTRATIVE

Warrant #14 for FYE23

Motion made by Chuck to approve Warrant #14 for General Government. Seconded by Chris. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Approval of Board of Assessors Meeting Minutes from Wednesday, April 12th, 2023

The Board reviewed the Minutes from Wednesday, April 12th, 2023.

Motion made by Chuck to approve the Board of Assessors Meeting Minutes from Wednesday, March 15th, 2023. Seconded by Chris. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Bangor Payroll

L. White: Bangor Payroll is requesting payroll information from those who work for the Plantation, including the Board members. Direct deposit was recommended to avoid fees.

B. Doody: Fees for physical checks are around \$5 per person, per check.

Northern Maine Development Commission

Motion made by Chuck against joining Northern Maine Development Commission. Seconded by Chris. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

State Revenue Sharing

L. White: State Revenue Sharing for 2023 is \$3,631.79

ASSESSORS COMMENTS

Municipal Officer Training

C. Loucka: Chuck and Chris will be able to attend training on June 9th at 10:00am. Cara's availability makes it difficult for her.

L. White: The Town Office will try to make accommodations for Cara's schedule.

Road Sign Needed

C. Loucka: Moro needs a sign for Aroostook Scenic Highway.

L. White: The Town Office will order the sign.

Paving

C. Loucka: D&D Paving should be providing a quote for paving this weekend.

Special Town Meeting

C. Loucka: The Board will need to set a date for the Special Town Meeting to decide what to do with the money from the sale of the tax acquired property. June 20th may work.

L. White: This item will be on the agenda for the next Assessors meeting.

PUBLIC COMMENTS

Cemetery Mowing

D. Walker: Cemetery mowing needs to be done as soon as possible. A proposal will be submitted at the next meeting.

NEXT ASSESSORS MEETING

The next Assessors Meeting is scheduled for Wednesday, June 7th, 2023, at 6:00pm.

ADJOURN

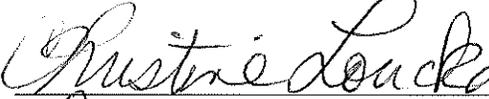
Motion made by Chris to adjourn at 7:22pm. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Meeting Minutes for Wednesday, April 12th, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on June 7, 2023

 Charles Loucka, Chairman

 Christine Loucka

 Caralyn Loucka King

MORO PLANTATION

21 Katahdin Street | PO Box 542 | Patten, ME 04765

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Website: www.pattenmaine.org

BOARD OF ASSESSORS

Wednesday, June 7th, 2023 at 6:00pm

Patten Town Office: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 6:00pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Christine “Chris” Loucka, Caralyn “Cara” Loucka King

Town Office: Gail Albert, Town Manager; Billie Doody, Town Clerk

Public: David Walker, Brian Burger

ADMINISTRATIVE

Approval of Board of Assessors Meeting Minutes from Thursday, May 25th, 2023

The Board reviewed the Minutes from Thursday, May 25th, 2023.

Motion made by Chuck to approve the Board of Assessors Meeting Minutes from Thursday, May 25th, 2023. Seconded by Cara. No discussion heard. All in favor. **Approved 3/0/0.**

Bangor Payroll

B. Doody: It will cost the Plantation \$831 to do physical checks through Bangor Payroll. They provided a quote for \$774 to do direct deposit.

C. Loucka: Would they charge less if some did direct deposit, and some did physical checks?

G. Albert: The office will ask for another quote.

NEW BUSINESS

Special Town Meeting

The Special Town Meeting will be held Thursday, June 29th, 2023, at 6:00pm at the Patten Town Garage.

Cemetery Mowing

G. Albert: It is not clear who owns the cemeteries in Moro Plantation. The Town Office has reached out to the tax assessor and will provide updates as soon as possible.

NEXT ASSESSORS MEETING

The next Assessors Meeting is scheduled for Thursday, June 29th, 2023, at 6:30pm.

ADJOURN

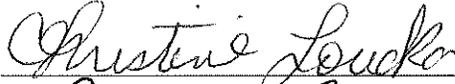
Motion made by Chuck to adjourn at 7:03pm. Seconded by Cara. No discussion heard. All in favor. **Approved 3/0/0.**

Meeting Minutes for Thursday, June 7th, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on June 29th, 2023

 Charles Loucka, Chairman

 Christine Loucka

 Caralyn Loucka King

MORO PLANTATION

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Website: www.pattenmaine.org

BOARD OF ASSESSORS

Thursday, June 29th, 2023 at 6:00pm

Patten Town Garage: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 6:50pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Christine “Chris” Loucka, Caralyn “Cara” Loucka King

Town Office: Gail Albert, Town Manager; Laura White, Town Agent

Public: David Walker, Brian Burger, Joseph King

ADMINISTRATIVE

Warrant #15 for FYE23

Motion made by Cara to approve Warrant #15 for General Government. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

Approval of Meeting Minutes from Wednesday, June 7th, 2023

The Board reviewed the Minutes from Wednesday, June 7th, 2023.

Motion made by Cara to approve the Meeting Minutes from Wednesday, June 7th, 2023. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

Approval of Auditor’s Agreement

Motion made by Cara to approve the agreement with the auditors at Chester M. Kearney. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

NEW BUSINESS

Quote from D&D Paving

Motion made by Cara to table discussion of D&D Paving’s proposal (attached to Minutes) until a decision is made regarding funds from the sale of Tax Acquired properties. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

OLD BUSINESS

Cemetery Mowing

L. White: The Town Office received the certificate of liability insurance for David Walker. The Tax Assessor looked at the cemeteries to determine ownership, and recommended reaching out to a lawyer who specializes in title searches. One of the three (3) is private, but the owners of the other two (2) are not known.

Motion made by Chuck to accept David Walker’s proposal for cemetery mowing and maintenance (attached to Minutes). Seconded by Cara. No discussion heard. All in favor. **Approved 3/0/0.**

ASSESSORS COMMENTS

Fire Warden

Motion made by Cara to appoint John Roy as Fire Warden for Moro Plantation. Seconded by Chris. No discussion heard. All in favor. **Approved 3/0/0.**

NEXT ASSESSORS MEETING

The next Assessors Meeting is scheduled for Thursday, July 20th, 2023 at 6:00pm.

ADJOURN

Motion made by Cara to adjourn at 7:29pm. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

Meeting Minutes for Thursday, June 29th, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on July 20th, 2023

Charles Loucka Charles Loucka, Chairman

Christine Loucka Christine Loucka

Caralyn Loucka King Caralyn Loucka King

2023 MORO PLT, ME

CEMETARY MOWING PROPOSAL

I WILL MOW THE MORO PLT
TOWN CEMETARIES ON RT 11
AND RT 1R FOR THE 2023
SEASON FOR \$1,000.⁰⁰

DAVID WALKER 5/25/2023

CEMETARY MAINTENANCE PROPOSAL

I WILL PERFORM ALL MAINTENANCE AND
REPAIRS ON GROUNDS IE BRUSH CLEARING,
HOLES & RUTS FILLED, GRAVESTONE REPAIR,
FOR \$50.⁰⁰ - HR + MATERIALS.

DAVID WALKER 6/29/2023

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BOARD OF ASSESSORS

Thursday, July 20th, 2023 at 6:00pm

Patten Town Office: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Caralyn Loucka called the meeting to order at 6:00pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Christine “Chris” Loucka, Caralyn “Cara” Loucka King

Town Office: Gail Albert, Town Manager; Laura White, Town Agent

Public: None.

ADMINISTRATIVE

Warrant #1 for FYE24

Motion made by Cara to approve Warrant #1 for General Government. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

Approval of Special Town Meeting Minutes from Thursday, June 29th, 2023

Motion made by Cara to approve the Special Town Meeting Minutes from Thursday, June 29th, 2023. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

Approval of Board of Assessors Meeting Minutes from Thursday, June 29th, 2023

Motion made by Cara to approve the Board of Assessors Meeting Minutes from Thursday, June 29th, 2023. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

NEW BUSINESS

Animal Control Officer Agreement

The Board discussed the new Animal Control Officer contract with Jon Harvey.

Annual Town Meeting Warrant

The Board discussed adding an article for legal fees as well as an article to appropriate funds to cover mileage for the Board of Assessors to attend meetings at the Town Office. Article 2 will be revised to state, "To see if the Plantation will vote to elect the following Plantation Officers with terms to expire at the next Annual Town Meeting." The Board discussed removing Article 23, which stated, "To see if the Plantation will vote to raise Select Board Chair Charles Loucka's salary from \$500.00 per year to \$1,000 per year." The Board also discussed adding an Article to see if the Plantation will vote to raise and appropriate funds to cover mileage for the Board of Assessors to travel to the Patten Town Office for meetings.

OLD BUSINESS

Tax Acquired Properties

The Board briefly discussed the recent Supreme Court decision regarding tax acquired properties and next steps for the funds from tax acquired property sold by the Plantation.

NEXT ASSESSORS MEETING

The next Assessors Meeting is scheduled for Thursday, August 31st, 2023 at 5:30pm.

ADJOURN

Motion made by Cara to adjourn at 7:15pm. Seconded by Chris. No discussion heard. All in favor. **Approved 3/0/0.**

Meeting Minutes for Thursday, July 20th, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on 8/31/23, 2023

Charles Loucka Charles Loucka, Chairman

Christine Loucka

Caralyn Loucka King Caralyn Loucka King

MORO PLANTATION

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Phone: 207.528.2215 | Fax: 207.528.2055

Website: www.pattenmaine.org

BOARD OF ASSESSORS

Thursday, August 31st, 2023 at 6:00pm

Patten Town Office: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Caralyn Loucka called the meeting to order at 6:00pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Caralyn “Cara” Loucka King

Assessors Absent: Christine “Chris” Loucka

Town Office: Laura White, Town Agent; Billie Doody, Town Clerk

Public: None.

ADMINISTRATIVE

Warrant #2 for FYE24

Motion made by Cara to approve Warrant #2 for General Government. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Approval of Board of Assessors Meeting Minutes from Thursday, July 20th, 2023

Motion made by Cara to approve the Board of Assessors Meeting Minutes from Thursday, June 29th, 2023. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Abatement Request

Motion made by Cara to approve the abatement request. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

General Assistance Ordinance Update

Motion made by Cara to approve the General Assistance updates. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

NEW BUSINESS

FYE22 Audit

Motion made by Cara to accept the audit for the financial year ending in 2022. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Budget FYE24

Motion made by Cara to approve the budget for FYE24. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Annual Town Report

The Board discussed the Annual Town Report.

Tax Acquired Properties in Moro Plantation

The Board briefly discussed the recent Supreme Court decision regarding tax acquired properties and next steps for the funds from tax acquired property sold by the Plantation.

NEXT ASSESSORS MEETING

The next Assessors Meeting is scheduled for Monday, September 18th, 2023 at 6:00pm.

ADJOURN

Motion made by Cara to adjourn at 6:53pm. Seconded by Chuck. No discussion heard. All in favor. **Approved 2/0/1.** One member absent.

Meeting Minutes for Thursday, August 31st, 2023, respectfully submitted by,

Laura A. White
Deputy Town Clerk, Moro Town Agent
Town of Patten / Moro Plantation

Minutes approved on September 18th, 2023

Charles Loucka Charles Loucka, Chairman

Christine Loucka Christine Loucka

Caralyn Loucka King Caralyn Loucka King

MORO PLANTATION

21 Katahdin Street | PO Box 542 | Patten, ME 04765

Phone: 207.528.2215 | Fax: 207.528.2055

Website: www.pattenmaine.org

BOARD OF ASSESSORS

Monday, September 18, 2023, at 6:00pm

Patten Town Garage: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 6:00pm.

ROLL CALL

Assessors: Charles "Chuck" Loucka, Christine "Chris" Loucka, Caralyn "Cara" Loucka King

Town Office: Gail Albert, Town Manager; Billie Doody, Town Clerk, Patten

Public: Brian Burger, Joseph King

ADMINISTRATIVE

Warrant #3 for FYE24

Motion made by Cara to approve Warrant #3 for General Government. Seconded by Chris. No discussion heard. All in favor. **Approved 3/0/0.**

Approval of Board of Assessors Meeting Minutes from Thursday, August 31st, 2023

Motion made by Cara to approve the Board of Assessors Meeting Minutes from Thursday, August 31st, 2023. Seconded by Chuck. No discussion heard. All in favor. **Approved 3/0/0.**

NEW BUSINESS

There was a brief update on the new state law relating to the tax acquired property and the tax abatement process.

EXECUTIVE SESSION

Motion made by Chuck to enter Executive Session, pursuant to 1 MRSA §405(6) (A), to discuss personnel matters, at 6:56pm. Seconded by Cara. No discussion heard. All in favor. **Approved 3/0/0.**

Motion made by Chuck to exit Executive Session at 6:25pm. Seconded by Cara. No discussion heard. All in favor. **Approved 3/0/0.**

NEXT ASSESSORS MEETING

The next Assessors Meeting will take place in October 2023.

ADJOURN

Motion made by Cara to adjourn at 6:25pm. Seconded by Chris. No discussion heard. All in favor. **Approved 3/0/0.**

Meeting Minutes for Monday, September 18, 2023, respectfully submitted by,

Gail Albert
Patten, Town Manager
Moro, Interim Town Agent

Minutes approved on _____, 2023



Charles Loucka, Chairman



Christine Loucka



Caralyn Loucka King

MORO PLANTATION

21 Katahdin Street | PO Box 542 | Patten, ME
04765 Phone: 207.528.2215 | Fax: 207.528.2055
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BOARD OF ASSESSORS

Thursday, October 26th, 2023, at 5:30pm
Patten Town Garage: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Caralyn Loucka called the meeting to order at 5:33pm.

ROLL CALL

Assessors: Charles “Chuck” Loucka, Christine “Chris” Loucka, Caralyn “Cara” Loucka King
Town Office: Gail Albert, Town Manager & Interim Town Agent; Willow Brooks,
Deputy Town Clerk
Public: Brian Burger, Dan Morse

ADMINISTRATIVE

Gail Albert introduced a Memorandum of Understanding (MOU) to the Board of Assessors. The purpose is for the “Participating Towns” to collaborate and pursue a regional broadband project through a partnership with a service provider. These towns will jointly apply for an infrastructure grant through the Maine Connectivity Authority’s Connect the Ready program in 2023. **Motion** made by Cara Loucka King to accept Gail Albert as Moro’s representative for the MOU. Seconded by Chris Loucka, no discussion heard. **Approved 3/0/0.**

G. Albert: The Board of Assessors is to elect a Chair.

Motion made by Cara Loucka King to nominate Chuck Loucka as Chair of the Board of Assessors. Seconded by Chris Loucka, no discussion heard. **Approved 2/0/1 abstention.**

Approve and Sign Warrant #4 for FYE24

Motion made by Cara Loucka King to approve and sign Warrant #4. Seconded by Chuck Loucka, no discussion heard. **Approved 3/0/0.**

Approve and Sign Board of Assessors Meeting Minutes and Annual Meeting Minutes from Monday, September 18th, 2023

Motion made by Cara Loucka King to approve the minutes from September 18th.

Seconded by Chuck Loucka, no discussion heard. **Approved 3/0/0.**

NEW BUSINESS

Town Roads

There will be a Special Town Meeting for the roads on Thursday, November 30th, following the regular Board of Assessors Meeting.

North Mill Road

Chuck Loucka: Gail Albert and the Board of Assessors will have to figure out how much money is in the budget to spend on this road. Could possibly hold off until next summer and do some grading.

Dan Morse: Greg Stiles worked on it last time.

OLD BUSINESS

ASSESSORS COMMENTS

PUBLIC COMMENT

ADJOURN

Motion made by Cara Loucka King to adjourn the meeting at 6:24pm. Seconded by Chuck Loucka, no discussion heard. **Approved 3/0/0.**

Meeting Minutes for Thursday, October 26th, 2023, respectfully submitted by,

Willow E. Brooks
Deputy Town Clerk

Minutes approved on 11/30, 2023

Charles Loucka Charles Loucka, Chair

Christine Loucka Christine Loucka

Caralyn Loucka King Caralyn Loucka King

MORO PLANTATION

21 Katahdin Street | PO Box 542 | Patten, ME 04765 Phone:
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BOARD OF ASSESSORS

Thursday, November 30th, 2023, at 5:30pm
Patten Town Garage: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Cara Loucka King called the meeting to order at 5:31pm.

ROLL CALL

Assessors: Chuck Loucka, Chair; Chris Loucka, Cara Loucka King
Town Office Staff: Gail Albert, Town Manager & Interim Town Agent; Willow Brooks, Deputy Town Clerk; Brett Morse, Patten Emergency Public Safety Director
Public: Dave Walker, Brian Burger, Joe King, Cheryl Morse

ADMINISTRATIVE

Sign Warrant #5 for FYE24

Motion made by Cara Loucka King to sign Warrant #5, seconded by Chuck Loucka. No discussion heard. **Approved 3/0/0.**

Approve and Sign Board of Assessors Meeting Minutes from Thursday, October 26th, 2023

Motion made by Cara Loucka King to approve meeting minutes from October 26th. Seconded by Chuck Loucka, no discussion heard. **Approved 3/0/0.**

Financial Update – Gail Albert, Town Manager

Discussion of finances to date (how much was spent and where, how much is left to spend, etc.)

OLD BUSINESS

NEW BUSINESS

Patten Ambulance Service Agreement 2024

Motion made by Cara Loucka King to sign/accept the Ambulance Service Agreement with Patten for 2024. Seconded by Chris Loucka, no discussion heard. **Approved 3/0/0.**

Meeting with Patten Select Board – December 19th

Motion made by Cara Loucka King to decline meeting with the Patten Select Board in 2023. Seconded by Chuck Loucka, no discussion heard. **Approved 3/0/0.**

ADJOURN

Motion made by Cara Loucka King to adjourn the meeting at 5:49pm. Seconded by Chuck Loucka, no discussion heard. **Approved 3/0/0.**

Meeting Minutes for November 30th, 2023

Respectfully submitted by,

Willow E. Brooks
Deputy Town Clerk

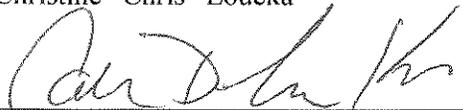
Approved by the Moro Plantation Board of Assessors on January 11th, 202~~3~~⁴.



Charles "Chuck" Loucka, Chair



Christine "Chris" Loucka



Caralyn "Cara" Loucka King

MORO PLANTATION

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BOARD OF ASSESSORS

Wednesday, December 20th, 2023, at 5:30pm

Patten Town Garage: 21 Katahdin Street, Patten, ME 04765

MEETING MINUTES

These minutes are not verbatim.

Chuck Loucka called the meeting to order at 5:39pm.

ROLL CALL

Board of Assessors: Chuck Loucka, Chair; Chris Loucka

Board Members Absent: Cara Loucka King

Town Office Staff: Gail Albert, Town Manager and Interim Town Agent; Willow Brooks, Deputy Town Clerk

ADMINISTRATIVE

Approve and Sign Warrant #6 for FYE24

Motion made by Chuck to approve and sign Warrant #6, seconded by Chris. No discussion heard. **Approved 2/0/1 absent.**

Approve and Sign Meeting Minutes from November 30th, 2023

Motion made by Chuck to table the signing of the minutes from November 30th, due to Cara's absence. Seconded by Chris, no discussion heard. **Approved 2/0/1 absent.**

OLD BUSINESS

NEW BUSINESS

Rockabema Road Abatement Application

Motion made by Chuck to deny the abatement of Real Estate Taxes for 400 Rockabema Road, seconded by Chris. Discussion about the application and the land value of the property compared to other properties on Rockabema Road. **Approved 2/0/1 absent.**

ASSESSORS COMMENTS

PUBLIC COMMENTS

ADJOURN

Motion made by Chris to adjourn the meeting at 5:45pm, seconded by Chuck. No discussion heard.
Approved 2/0/1 absent.

Meeting Minutes for December 20th, 2023

Respectfully submitted by,

Willow E. Brooks
Deputy Town Clerk

Approved by the Board of Assessors on January 11th, 2024



Charles "Chuck" Loucka



Christine "Chris" Loucka