

MAINE STATE LEGISLATURE

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ACTS AND RESOLVES

AS PASSED BY THE

Ninety-seventh Legislature

OF THE

STATE OF MAINE

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Private and Special Laws

OF THE

STATE OF MAINE

As Passed by the Ninety-seventh Legislature

1955

Chapter 102

AN ACT Increasing Salaries of the Judge and Recorder of the Town of Lincoln Municipal Court.

Be it enacted by the People of the State of Maine, as follows:

Sec. 1. P. & S. L., 1947, c. 85, § 1, amended. The last sentence of the 2nd paragraph of section 1 of chapter 85 of the private and special laws of 1947, as last amended by section 1 of chapter 158 of the private and special laws of 1951, is hereby further amended to read as follows:

'His salary shall be ~~\$2,000~~ \$2,300 a year, beginning January 1, 1951 to be paid monthly from the treasury of the county of Penobscot.'

Sec. 2. P. & S. L., 1947, c. 85, § 1, amended. The 3rd sentence of the 3rd paragraph of section 1 of chapter 85 of the private and special laws of 1947, as last amended by section 2 of chapter 57 of the private and special laws of 1953, is hereby further amended to read as follows:

'His salary shall be ~~\$1,000~~ \$1,200 a year, to be paid monthly from the treasury of the county of Penobscot.'

Sec. 3. P. & S. L., 1947, c. 85, § 1, amended. Section 1 of chapter 85 of the private and special laws of 1947, as amended by chapter 158 of the private and special laws of 1951 and by section 2 of chapter 57 of the private and special laws of 1953, is hereby further amended by adding at the end of the 2nd paragraph thereof a new sentence to read as follows:

'The court shall receive such additional amount for clerk hire as may be authorized by the county commissioners.'

Effective August 20, 1955

Chapter 103

AN ACT to Incorporate the Mexico Sewer District.

Be it enacted by the People of the State of Maine, as follows:

Sec. 1. **Incorporation; name; purposes; territorial limits.** The territory and inhabitants comprising the town of Mexico, in the county of Oxford, are hereby created a body politic and corporate under the name of the "Mexico Sewer District" hereinafter referred to as "the district," for the purpose of providing, operating and managing adequate sewerage facilities for the collection, discharge and disposition of sewage as may be feasible for public purposes and for the health and convenience of the inhabitants of said district; provided, however, that nothing contained in this act shall be construed so as to vest the district with any duty of providing or maintaining catch-basins or drainage of public ways.

Sec. 2. **Authority to acquire and hold property; right of eminent domain conferred.** The said district, for the purposes of its incorporation, is hereby au-

thorized and empowered to acquire and hold real estate and personal estate, and any interest therein, necessary and convenient for such purposes. The said district is hereby authorized and empowered to take and hold by purchase, lease or otherwise or by the exercise of the right of eminent domain, as hereinafter provided, any land or real estate or easement therein necessary for forming basins, reservoirs and outlets, for laying and maintaining pipes and conduits for collecting, carrying, discharging and disposing of sewage matter and for such other objects necessary, convenient and proper for the purposes of its incorporation.

Provided, however, nothing herein contained shall be construed as authorizing said sewer district to take by right of eminent domain any of the property or facilities of any other public service corporation used for or acquired for future use by the owner thereof in the performance of a public duty, unless expressly authorized thereto herein or by subsequent act of the legislature.

Sec. 3. Authority to acquire sewer systems owned by any corporation, individual or group of individuals; right of eminent domain conferred. The said district is hereby authorized and empowered to acquire by purchase or by the exercise of the right of eminent domain, which right is hereby expressly delegated to said district for said purpose, the entire property, both realty and personalty, of any sewer systems located within said district and owned by any corporation, individual or group of individuals. Provided, however, that no such privately owned sewer system shall be taken by right of eminent domain unless and until the majority of the property owners then being served by said system request in writing to the said trustees that said system be taken over by the district. The provisions of the foregoing proviso shall apply only to sewer systems which are privately owned, and said provisions shall in no way be applicable to the taking of any lands for the construction of new sewer systems or to any extension thereof.

Sec. 4. Procedure in exercise of right of eminent domain. The trustees of said district, hereinafter provided for, may exercise the right of eminent domain vested in said district for the purposes of its incorporation after hearing, notice of the time and place of said hearing having been given by publication in any newspaper published in the town of Mexico and if none, then in any newspaper published in the town of Rumford, and if none, then in any newspaper published in Oxford County, once a week for 2 successive weeks, the last publication to be at least 2 weeks previous to the time appointed for said hearing, and the clerk of said district shall keep a record of their proceedings, and their determination and decision, which shall set forth a description of the land or easement taken, and the owners, if known, and the amount of damages awarded therefor. In lieu of the notice by publication hereinbefore defined, said notice may be served in hand by an officer duly qualified to serve civil process in this state on the record owner or owners of the premises involved, the same to be served at least 14 days prior to the time appointed for said hearing. Upon the signing of said record of said trustees, and the filing of the same in the registry of deeds for the county of Oxford, Eastern Division, said trustees may enter upon such land and take possession of the same or an easement therein, as the case may be, for the purposes of this act. Any person aggrieved by the decision of said trustees, so far as it relates to the damages for land or easements therein taken, shall have the same rights of appeal as are provided in the case of the laying out of town ways.

Sec. 5. Right to lay pipes and other particular rights enumerated. Said district may lay pipes and construct conduits in manner aforesaid in and through said district and convey through the same sewage; may secure and maintain basins, reservoirs and outlets; may construct and maintain flush tanks, manholes, lamp-holes and such usual appliances for collecting, holding, distributing and disposing of sewage; may provide water for such flush tanks and for flushing

said system of sewers and for any other purposes which said district may deem desirable, and install all pipes and necessary structures and appliances to this end; may establish through and by its trustees regulations for the use of sewers and fix and collect the prices to be paid for entering same, and also the service charges for the use thereof; and said district is hereby authorized for the purposes aforesaid, to lay down, in and through the streets, highways and land of said district, and take up, replace and repair all such conduits, pipes and fixtures as may be necessary or desirable for the objects of its incorporation; to carry and lay conduits and pipes under any water course, way, public or private, or railroad, in the manner prescribed herein, and to cross any water pipe, gas pipe, electric conduit, drain or sewer, or, if necessary, to change the direction thereof in such manner as not to obstruct the use thereof by the construction of any of the works of said district, either during such construction or after the same has been completed, or while the same shall be undergoing repairs or extensions are being made, and in general to do any other acts or things necessary, convenient and proper to be done for the purpose of this act.

In case of any crossing of any public utility, unless consent is given by the company owning or operating such public utility as to place, manner and conditions of the crossing within 30 days after such consent is requested by such district, the Public Utilities Commission shall determine the place, manner and conditions of such crossing, and all work on the property of such public utility shall be done under the supervision and to the satisfaction of such public utility, but at the expense of the district.

Where the character of the work of said district is such as to endanger travel on any street or way, the town of Mexico shall direct the temporary closing of such streets or ways, and of intersecting streets or ways, upon request of said district, and such streets or ways shall remain closed to public traffic until the work of said district is completed and the surfaces of said streets or ways are restored to a proper condition, as hereinafter set forth.

Sec. 6. Extensions. The district shall have the right to determine whether new installations or extensions to its system shall be made, and if made the same shall comply with all laws of the State of Maine pertaining thereto. It shall have the power to make assessments for the cost of such extensions and charges for the use thereof.

Sec. 7. Excavations and repair work; property to be left in good condition; liability for damages. Whenever said district shall enter, dig up or excavate any street, way or highway, or other land within said district, for the purpose of laying pipes or conduits, constructing manholes or catch-basins, or for the purpose of taking up, repairing, extending or maintaining any sewer, drain, manhole, catch-basin or other structure, or for any other purpose, said street, highway, way or other land shall, at the completion of the work of said district, be returned to the condition said street, way, highway or other land was in prior to the work of said district, or to a condition equally as good, and said district shall be liable to any person, firm or corporation injured or damaged by any fault or negligence of said district or its servants or agents, or by reason of any defect in any way, street or highway occasioned by the construction of any of the works of said district, either during such construction or after the same has been completed, or while the same shall be undergoing repairs or extensions are being made; and said district shall be liable to the town of Mexico for any and all costs, damages and expenses which said town may suffer, or be put to, by reason of the default, neglect, negligence or carelessness of said district or any of its officers, servants or agents, in creating, maintaining, repairing or extending said sewerage system.

Sec. 8. Abutting owners have right to enter said district. After it shall commence receiving pay for the facilities supplied by it, said district shall be bound to permit the owners of all premises abutting upon its lines of pipes and conduits to enter the same with all proper sewage in conformity with the rules and regulations of the said district pertaining thereto and upon payment of the prices, assessments and rentals established therefor.

Sec. 9. Assessment against lot benefited. When the district has constructed and completed or acquired a public drain or common sewer, the trustees shall determine what lots or parcels of land are benefited by such drain or sewer, and shall estimate and assess upon such lots and parcels of land, and against the owner thereof, or person in possession, whether said person to whom the assessment is so made shall be the owner, tenant, lessee or agent, and whether the same is occupied or not, such sum not exceeding such benefit as they may deem just and equitable towards defraying the expenses of constructing and completing or acquiring such drain or sewer, the whole of such assessments not to exceed $\frac{2}{3}$ of the cost of such drain or sewer. The trustees shall file with the clerk of the district the location of such drain or sewer, with a profile description of the same, and a statement of the amount assessed upon each lot or parcel of land so assessed, a description of each lot or parcel, and the name of the owner of such lots or parcels of land or person against whom said assessment shall be made, and the clerk of such district shall record the same in a book kept for that purpose, and within 10 days after filing such notice, each person so assessed shall be notified of such assessment by having an authentic copy of said assessment, with an order of notice signed by the clerk of said district, stating the time and place for a hearing upon the subject matter of said assessments, given to each person so assessed or left at his usual place of abode in said district; if he has no abode in the district, then such notice shall be given or left at the abode of his tenant or lessee if he has one in said district; if he has no such tenant or lessee in said district, then by posting the same notice in some conspicuous place in the vicinity of the lot or parcel of land so assessed, at least 30 days before said hearing, or such notice may be given by publishing the same once a week for 3 successive weeks in a newspaper published in the town of Mexico and if none, then in any newspaper published in the town of Rumford, and if none, then in any newspaper published in Oxford County, the first publication to be at least 30 days before said hearing; a return made upon a copy of such notice by any constable in said city or the production of the paper containing such notice shall be conclusive evidence that said notice has been given, and upon such hearing the trustees shall have power to revise, increase or diminish any of such assessments, and all such revisions, increase or diminution shall be in writing and recorded by such clerk.

Sec. 10. Right of appeal. Any person, aggrieved by the decision of said trustees as it relates to the assessment for sewer construction, shall have the same rights of appeal as are provided in the case of laying out of town ways.

Sec. 11. Assessments; liens; sheriff's sale. All assessments made under the provisions of section 9 shall create a lien upon each and every lot or parcel of land so assessed and the buildings upon the same, which lien shall take effect when the trustees file with the clerk the completed assessment and shall continue 1 year thereafter; and within 10 days after the date of hearing on said assessment the clerk shall make out a list of all such assessments, the amount of each, and the name of the person against whom the same is assessed, and he shall certify the list and deliver it to the treasurer of said district; if said assessments are not paid within 3 months from the date thereof, the treasurer may bring an action of debt for the collection of said assessment in the name of the district against the person against whom said assessment is made. Such action shall be

begun by writ of attachment commanding the officer serving it to specially attach the real estate upon which the lien is claimed, which shall be served as other writs of attachment to enforce liens on real estate. The declaration in such action shall contain a statement of such assessment, a description of the real estate against which the assessment is made, and an allegation that a lien is claimed on said real estate to secure the payment of the assessment. If no service is made upon the defendant or if it shall appear that any other persons are interested in such real estate, the court shall order such further notice of such action as appears proper, and shall allow such other persons to become parties thereto. If it shall appear upon trial of such action that such assessment was legally made against said real estate, and is unpaid, and that there is an existing lien on said real estate for the payment of such assessment, judgment shall be rendered for such assessment, interest and costs of suit against the defendants and against the real estate upon which the assessment was made, and execution issued thereon to be enforced by sale of such real estate in the manner provided for a sale or execution of real estate attached on original writs. Provided that in making said sale, the officer shall follow the procedure in selling and conveying, and there shall be the same rights of redemption, as are provided in section 93 of chapter 92 of the revised statutes of 1954.

Sec. 12. Additional method of collection of assessments. If assessments under the provisions of section 9 are not paid, and said district does not proceed to collect unpaid assessments by a sheriff's sale of the real estate upon which such assessments are made under section 11, or does not collect or is in any manner delayed or defeated in collecting such assessments by a sheriff's sale of said real estate under section 11, then the said district, in the name of said district, may maintain an action against the party so assessed for the amount of said assessment, as for money paid, laid out and expended, in any court competent to try the same, and in such suit may recover the amount of such assessment with 10% interest on the same from the date of said assessments and costs.

Sec. 13. Assessments paid by other than owner; how recovered. When any such assessment under the provisions of section 9, shall be paid by any person against whom such assessment has been made, who is not the owner of such lot or parcel of land, then the person so paying the same shall have a lien upon such lot or parcel of land with the buildings thereon for the amount of said assessment so paid by said person, and incidental charges, which lien shall continue for 1 year and which lien may be enforced in an action of assumpsit as for money paid, laid out and expended, and by attachment in the way and manner provided for the enforcement of liens upon buildings and lots under the provisions of chapter 178 of the revised statutes of 1954.

Sec. 14. Sanitary provisions and penalty for violation. Any person who shall place or discharge any offensive or injurious matter or material on or into the conduits, catch-basins or receptacles of said district contrary to its regulations, or shall wilfully injure any conduit, pipe, reservoir, flush tank, catch-basin, inlet, manhole, outlet, engine, pump or other property held, owned or used by said district for the purposes of this act, shall be liable to pay twice the amount of the damages to said district, to be recovered in any proper action; and such person, on conviction of either of said acts of wilful injury aforesaid or who shall violate the provisions of sections 15 or 16 hereof, shall be punished by a fine not exceeding \$200, or by imprisonment not exceeding 6 months, or by both such fine and imprisonment.

Sec. 15. Free access to premises. No person owning or occupying premises which are served by the district shall deny the officers or agents of the district free access to the premises at reasonable hours to permit the inspection of plumb-

ing and sewage fixtures, to ascertain the amount of sewage discharged and the manner of discharge and to enforce the provisions of this charter and the rules and regulations which may be prescribed hereunder.

Sec. 16. Buildings to connect with sewer if available. Every owner or occupant of a building in the district intended for human habitation, use or occupancy on premises abutting on a street in which there is a public sewer or any such building within 100 feet of a public sewer shall have a house drainage system which shall be caused to be connected with the sewer by the owner or agent of the premises in the most direct manner possible, and, if feasible, with a separate connection for each house or building, except that existing buildings which are already served by a satisfactory private sewage disposal system which meets and continues to meet the requirements of section 122 (b) of the state plumbing code as now written or as it may be amended hereafter, shall not be required to connect with the public sewer.

Sec. 17. Board of trustees. All the affairs of said district shall be managed by a board of 3 trustees, who shall be appointed by the municipal officers of the town of Mexico. The first board of trustees shall be appointed by said municipal officers within 30 days after the acceptance of this act by the voters of said district, and in the first appointment of trustees, 1 member shall be selected for a term of 1 year, 1 member for 2 years and 1 member for 3 years. Their respective terms shall be stated and designated in their appointments.

The territory of said district, hereinbefore described, is divided into 3 sections for the purpose of trustee selection and representation, and said 3 sections are bounded and described as follows:

1. That section of the district lying to the east of a line following Abbott Brook from the Androscoggin River to Whitman Street; then following Whitman Street to Cross Street; thence following Cross Street to Harlow Hill Road; thence following Back Kingdom Road and the lot line between lots 13 and 14 to the northern boundary of the Town of Mexico.
2. That section of the district enclosed by the above described line bounding it on the east; by Harlow Hill Road on the north; and by Roxbury Road, Bridge Street and the Swift and Androscoggin Rivers on the west and south.
3. That section of the district not included in sections No. 1 and No. 2.

All appointments of trustees shall be made so that there shall always be one trustee resident in each of the sections above described. Any trustee who, during his term of office, removes his residence from the section by him represented shall thereby vacate said office. At the expiration of the term of each member, a new member of the board shall be appointed, within 30 days, by said municipal officers for a term of 3 years. All trustees shall be eligible for reappointment. Any vacancy upon the board of trustees occurring because of resignation, disqualification by change of residence, death or any cause, except normal expiration of term of office, shall be filled by the said municipal officers within 30 days for the unexpired portion of the term of the vacant office.

As soon as convenient after the trustees of the first board have been appointed and qualified, they shall hold a meeting at some convenient place in the district to be called by any member thereof in writing designating the time and place and delivered in hand to the other 2 members not less than 2 full days before the meeting; provided, however, that they may meet by agreement without such notice. They shall then organize by the election of a chairman and clerk

from their own numbers, adopt a corporate seal and all by-laws and regulations which they deem necessary, and which they may alter and amend from time to time, and perform any other acts within the powers delegated to them by law. When necessary, they may employ a treasurer and an assistant clerk and other needful officers and agents, who shall serve at their pleasure. The treasurer shall furnish bond in such sum and with such sureties as they may approve. Members of the board shall be eligible to any office under the board, but shall not receive any compensation therefor, except as trustees, unless authorized by vote of the district. No trustee shall, during his term of office, be a selectman of the town of Mexico. The trustees shall meet monthly, and specially as may be necessary, and each shall receive compensation of \$5 for each regular or special meeting attended; provided, however, that the total annual compensation of each shall not exceed \$60. In prosecuting the work contemplated by this act, said trustees may engage the services of engineers and laborers; may purchase all necessary material and supplies and construct said drains and sewers under their own supervision, or they may if they deem it advantageous, contract with some responsible person, firm or corporation for the construction of said drains and sewers, but said district shall in no case be released from liability, by reason of having contracted with any person, firm or corporation, as provided above, for the construction of any sewer, drain or other structure. It is further provided that no person, while he is a trustee of said district, shall be interested, either directly or indirectly, in any contract or agreement for the construction of any sewer, drain or other structure in said district, entered into by said district. This provision, however, shall not prevent said district from entering upon, or taking land or any easement therein, of any officer of said district while he is such an officer, and awarding damages therefor, if, in the opinion of said trustees, such entering or taking is necessary for the purposes of said district. The trustees shall be sworn to the faithful performance of their duties as such, which shall include the duties of any member as clerk or clerk pro tem. They shall make and publish an annual report including a report of the treasurer.

Sec. 18. Authority to borrow money. For accomplishing the purposes of this act and for such other expenses as may be necessary for the carrying out of said purposes, said district, through its trustees, without district vote, is authorized to issue its notes and bonds in I series or in separate series from time to time and to refund and to make subsequent renewals of the same in whole or in part to an amount not exceeding the sum of \$25,000 outstanding at any one time. Said notes and bonds shall be legal obligation of said district which is hereby declared to be a quasi-municipal corporation within the meaning of section 136 of chapter 53 of the revised statutes of 1954 and all the provisions of said section are applicable thereto; shall be a legal investment for savings banks in the State of Maine; and shall be exempt from all present taxes. Each bond or note shall have inscribed on its face the words "Mexico Sewer District Bond" or "Mexico Sewer District Note," as the case may be, and shall bear interest at such rates as the trustees shall determine. If said bonds or notes be issued from time to time, each authorized issue shall constitute a separate loan. Each loan shall be payable at such time or times as the trustees shall determine.

All bonds or notes issued by said district shall bear the district seal, and shall be signed by the treasurer and countersigned by the chairman of the trustees of said district, and if coupon bonds be issued, each coupon shall bear the facsimile signature of the treasurer.

All bonds issued by said district may be issued with or without provisions for calling the same for payment before maturity, and in case of such call provisions, the premium, if there be one, may vary with maturities in any issue, but shall not exceed 5% of the principal upon any such call.

Sec. 19. Sinking fund provided for; issue of refunding bonds authorized; distribution of surplus. In case any of said bonds or notes are made to run for a period of years, a sinking fund shall be established by the trustees of said district for the purpose of redeeming said bonds or notes when they become due, and not less than 1% of the aggregate principal of the outstanding sinking fund bonds or notes issued on account of or in behalf of said sewer district, as aforesaid, shall be turned into said sinking fund each year to provide for the final extinguishment of said district funded debt.

The money set aside for the sinking fund shall be devoted to the retirement of said notes and bonds, and shall be used for no other purposes, and shall be invested in such securities as savings banks are allowed to hold.

Whenever any bonds of said district become due, or can be purchased by said trustees on favorable terms, said trustees shall, if sufficient funds have accumulated in said sinking fund, redeem or purchase said bonds, and cancel them. In no case shall bonds so cancelled or redeemed be reissued.

In case the amount in said sinking fund shall not be sufficient to pay the total amount of the bonds falling due at any one time, authority to issue new bonds sufficient to redeem so many of said bonds as cannot be redeemed from the sinking fund is hereby granted to said trustees.

Distribution of surplus shall be at the discretion of the trustees.

Sec. 20. Rates; application of revenue; sinking fund. All individuals, firms and corporations, whether private, public or municipal, shall pay to the treasurer of said district the rates and assessments established by said trustees to pay for the cost of the works and for the service used by them; and said rates shall not be discriminatory within the territory supplied by the district. Said rates may include a readiness to serve charge against owners or persons in possession or against whom taxes are assessed, of all buildings or premises intended for human habitation, use or occupancy, whether the same are occupied or not, which abut on a street through which the district has a sewer main, or which abut a location through which the district has a sewer main through which service of said buildings or premises is feasible, provided in either instance the property line of said premises is within 100 feet of such sewer main but whether or not said premises are actually connected thereto. Said rates shall be so established as to provide revenue for the following purposes:

1. To pay the current expenses for operating and maintaining the sewer system.
2. To provide for the payment of the interest on the indebtedness created or assumed by the district.
3. To provide each year a sum equal to not less than 1% of the entire indebtedness created or assumed by the district, which sum shall be turned into the sinking fund to provide for the extinguishment of said indebtedness. Provided, however, that the trustees may, in their discretion and in lieu of the establishment of a sinking fund, issue the bonds of the district so that not less than 1% of the amount of the bonds so issued shall mature and be retired each year.
4. If any surplus remains at the end of the year, it may be turned into the sinking fund.

Sec. 21. Lien to secure payment of rates; procedure. There shall be a lien on real estate served by the sewers of the district to secure the payment of rates established and due under the provisions of section 20 which shall take precedence of all other claims on such real estate, excepting only claims for taxes. Real estate, for the purposes of this act, shall bear the same definition as given in section 3 of chapter 92 of the revised statutes of 1954.

The treasurer of the district shall have the authority and power to collect the rates, and he is empowered to exercise the authority hereinafter set forth in enforcing the collection of any rates due and payable to the district.

In addition to other methods previously established by law for the collection of the rates, the lien herein created may be enforced in the following manner. The treasurer, when a rate has become due and payable, may, after the expiration of 3 months and within 1 year after the date said rate becomes due and payable, in the case of a person resident in the town where the rate is assessed, give to the person against whom the rate is assessed or leave at his last and usual place of abode, a notice in writing signed by the officer stating the amount of such rate, describing the real estate upon which the lien is claimed, and alleging that a lien is claimed on the real estate to secure the payment of the rate and demanding the payment of the rate within 10 days after the service of such notice. After the expiration of the 10 days and within 10 days thereafter, in the case of a resident, and in all other cases within a year from the date, the treasurer shall record in the registry of deeds of Oxford County for Eastern Division a certificate signed by the officer setting forth the amount of such rate, a description of the real estate on which the lien is claimed and an allegation that a lien is claimed on the real estate to secure the payment of the rate, that a demand for payment of the rate has been made in accordance with the provisions of this section and that the rate remains unpaid. In the case of a nonresident, the aforesaid notice of lien and demand for payment shall be given by registered mail or by publication in a newspaper published in the town of Mexico and if none, then in any newspaper published in the town of Rumford, and if none, then in any newspaper published in Oxford County, once a week for 2 successive weeks, and after the expiration of 10 days from the date of mailing said notice or after the expiration of 10 days from the last publication of said notice and within 10 days after said expiration periods, the treasurer shall record said certificate. At the time of the recording of the certificate in the registry of deeds as herein provided, in all cases such treasurer shall file in the office of the district a true copy of the certificate and also at the time of recording as aforesaid, the officer shall mail by registered letter to each record holder of a mortgage on said real estate, addressed to him at his last and usual place of abode, a true copy of the certificate. The fee to be charged to the ratepayer for such notice and filing shall not exceed \$1 and the fee to be charged by the register of deeds for such filing shall not exceed 50c.

The filing of the aforesaid certificate in the registry of deeds as aforesaid shall be deemed to create and shall create a mortgage on the real estate to the district, having priority over all other mortgages, liens, attachments and encumbrances of any nature, except liens, attachments and claims for taxes, and shall give to the district all the rights usually incident to a mortgagee, except that the mortgagee shall not have any right of possession of the real estate until the right of redemption herein provided for shall have expired.

If the mortgage, together with interest and costs, shall not have been paid within 12 months after the date of filing of the certificate in the registry of deeds as herein provided, the mortgage shall be deemed to have been foreclosed and the right of redemption to have expired.

The filing of the certificate in the registry of deeds shall be sufficient notice of the existence of the mortgage herein provided for.

In the event that the rate, interest and costs shall be paid within the period of redemption herein provided for, the treasurer of the district shall discharge the mortgage in the same manner as is now provided for discharge of real estate mortgages.

Sec. 22. Property tax exempt. All the property of said district shall be exempt from taxation.

Referendum; procedure of election; form of question; certificate to Secretary of State. This act shall take effect 90 days after the adjournment of the Legislature, only for the purpose of permitting its submission to the legal voters within said district, voting by ballot at an election to be especially called and held for the purpose within 60 days of the effective date of this act.

The board of selectmen of the town of Mexico shall call said election, to be held upon a date to be specified in writing by them. Said board of selectmen shall make and provide a separate check list for such of the voters within said district as are then legal voters therein, and all warrants issued to said district shall be varied accordingly to show that only such voters therein are entitled to vote thereon. Such election shall be called, advertised and conducted according to the law relating to municipal elections; provided, however, that the selectmen shall not be required to prepare, nor the town clerk to post, a new check list of voters, and for this purpose said board shall be in session the 2 secular days next preceding such election, the 1st day thereof to be devoted to the registration of voters and the last day to enable the board to verify the corrections of said list and to complete and close up the records of said sessions.

The Town Clerk shall prepare the required ballots on which he shall reduce the subject matter of this act to the following question: "Shall the act to incorporate the Mexico Sewer District be accepted?" and the voters shall indicate by a cross or check mark placed against the words "yes" or "no" their opinion of the same. The result shall be declared by the municipal officers and due certificate thereof filed by the town clerk with the Secretary of State.

This act shall take effect for all the purposes hereof immediately upon its acceptance by a majority of the legal voters voting at such election; but only if the total number of votes cast for and against the acceptance of this act at said election equals or exceeds 20% of the total votes for all candidates for Governor cast in said town at the next preceding gubernatorial election.

Effective August 20, 1955

Chapter 104

AN ACT to Incorporate the Moscow Water District.

Be it enacted by the People of the State of Maine, as follows:

Sec. 1. Territorial limits; name; purposes; plans of system to be submitted to Public Utilities Commission for approval. The territory and people comprising the Town of Moscow shall constitute a body politic and corporate under the name