WISCASSET BOARD OF SELECTMEN,

BOARD OF ASSESSORS AND OVERSEERS OF THE POOR

JULY 21, 2015

Tape recorded meeting

Present: Bill Barnes, David Cherry, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

Ben Rines, Jr. called the meeting to order at 6 p.m. **Jeff Slack moved to enter executive session pursuant to Title 1, §405C, Discussion of disposition of publicly held real estate – Wiscasset Primary School.**  Ben Rines, Jr., said it was his understanding that when the board was ready, the property would be put out to bid and that in his opinion it was premature to meet with a realtor. In the discussion that followed, the following points were made: It was not mandatory that the property be put out for bid; it could be listed with a broker; having a broker involved would be helpful in determining the market and setting a price even if the property were put out to bid; listing with a broker would reach more potential buyers than putting it out to bid; the goal should be to maximize the sale price and add the property to the tax rolls. It was also suggested that a long term lease might be investigated if the town wanted to retain ownership and still have income. **Vote 3-2-0** (Barnes and Rines opposed).

1. Call to Order

Chairman Ben Rines, Jr. called the meeting to order at 7 p.m.

2. Pledge of Allegiance

3. Public Hearing – None

4. Approval of the Minutes

**David Cherry moved to accept the minutes of July 7, 2015 as amended by Judy Flanagan and Ben Rines, Jr. Vote 5-0-0.**

5. Approval of Treasurer’s Warrants

**Judy Flanagan moved to approve the Payroll Warrants of July 10 and July 17, 2015. Vote 5-0-0. Bill Barnes moved to approve the Accounts Payable Warrants of July 14, and July 21, 2015. Vote 5-0-0.**

6. Assessors’ Business – none

7. Special Presentations or Awards – none

8. Appointments

**Jeff Slack moved to approve the appointments of R. B. “Jib” Fowles and John A. Reinhardt to the Historic Preservation Commission. Vote 5-0-0.**

9. Resignations – none

10. Public Comment – none

11. Unfinished Business

A. Transfer Station equipment update- Ron Lear: Preliminary prices obtained by Transfer Station Manager Ron Lear for a lease purchase option on a 2015 wheel loader range from $17,346 to $18,000. In response to Bill Barnes’ question, Lear said repair costs of the 1988 Caterpillar Loader, now being used, including rental of a loader during the three-week repair period were estimated at $26,000. David Cherry moved to instruct Ron Lear to put the Cat loader out to bid for a 10-year lease-purchase. Vote 3-2-0 (Barnes and Slack opposed).

B. Selectmen goals 20115-2016: Ben Rines, Jr., listed the following as his goals: See the tax bills drop at least 2%, convince the Maine Department of Transportation the importance of keeping a responsible weight limit on Federal Street and once resolved that the police enforce those limits, convince the federal government of the grave risk in continuing to store the nuclear waste that remains at the Maine Yankee nuclear waste facility, which needs to be moved to a safer location, convince the FAA to repave the Wiscasset Airport without destroying the Chewonki campground, and to come up with an ordinance to protect the town common from unnecessary clutter.

Jeff Slack said in addition his goals were to get the money owed on the Mason Station property and to sell the primary school.

Bill Barnes’ goals are to decrease taxes and get rid of the nuclear waste.

David Cherry added that he would like to see the Mason Station inhabited by several businesses as well as back taxes collected.

Judy Flanagan said the list provided by the Town Manager was outstanding and the board should prioritize how to accomplish the goals. On her list were the airport, Federal Street, continuing legal action to collect unpaid taxes and sewer bills and reviewing the comprehensive plan. She said planning for the future which would involve community solar, and working with the water company so that water and sewer lines are replaced at the same time were also important.

Town Manager Marian Anderson will compile the board’s recommendations and bring them back for prioritizing.

C. Primary School Update: Ben Rines said the issue had been discussed in executive session and the board had reached a consensus. **Ben Rines, Jr. moved that the matter (of listing the school) be turned over to Sherri Dunbar to aggressively pursue selling the primary school for six months. Vote 5-0-0.**

If anyone is interested in leasing the school, the town manager should be contacted.

D. Town Manager Review: **Ben Rines, Jr., moved to schedule an executive session with the Town Manager on Tuesday, July 28, at 6 p.m.**

E. Mason Station: **Ben Rines, Jr., moved to instruct the town attorney to go after the $800,000 in taxes owed. Vote 5-0-0.** Marian Anderson said the attorney had requested to meet with the board; however, in light of the motion, a meeting may not be needed. Ben Rines, Jr. verified with the town manager that as a result of the court’s decision, the town owned the Mason Station property**. Ben Rines, Jr. moved that we turn the Mason Station property over to our realtor to aggressively put on the market.** The listing agreement will be for one year**. Vote 5-0-0.**

12. New Business

A. Presentation of a book of Wiscasset History, Phil Di Vece: Di Vece presented copies of his books, *Wiscasset and its time* and *More Wiscasset and its time* to the selectmen. He said it was important to remember the towns’ history and he asked that the books be kept on file.

B. Request for Spirit of America volunteer recognition**: Ben Rines, Jr., moved to nominate the high school students who refurbished the cannon, their teacher and Bob Blagden who assisted. Vote 5-0-0.**

C. Bid Opening for Wastewater Treatment Truck: The following bids were received:

Price Trade-in

Wiscasset Ford $34,790 $2,000

O’Connell Motors 31,090 1,800

**Ben Rines, Jr., moved to turn the bids over to the Town Manager and Wastewater Treatment Plant Manager Buck Rines for disposition. Vote 5-0-0.**

In response to Judy Flanagan’s question, Buck Rines said in general, the stormwater problems had been taken care of.

D. Main Street Pier Vendor Permit Application– Pamela Shockley, Westport Island: The application is for a one-day craft show on the pier during the Art Walk on July 30 from 12 to 6. **Jeff Slack moved to approve the application. Vote 5-0-0.** The fee of $30 has been paid.

E. Maine Municipal Annual Election – Vice President and Executive Committee Members: Although the board had not participated in the vote the previous year, Judy Flanagan thought it appropriate to support Wiscasset’s former town manager who was nominated for Vice President. David Cherry pointed out that no one was running in opposition to the candidates on the ballot. **Cherry moved to pass on voting. Vote 4-1-0 (Judy Flanagan opposed).**

13. Department Head or Committee Chair Report – distributed

14. Town Manager’s Report

With regard to a change in the Federal Street weight limits, Marian Anderson said according to Jennifer Smith (MDOT), a letter laying out the commissioner’s decision and timing of the change is being reviewed by the commissioner and will be sent to the Town. Smith had indicated that it would be better to hold a public meeting after receipt of the letter. Anderson suggested that if a public hearing were held after receiving the commissioner’s decision, the board would have more information for the public and know what options were available to appeal the decision. Ben Rines, Jr. said being proactive and holding the public hearing before the commissioner’s decision would give the townspeople an opportunity to express their opposition to the weight limit being lifted. Judy Flanagan suggested not having a public hearing, but forming a committee to work on the ordinance change, agreeing on the weight limit, communicating with and involving Alna and Newcastle, obtaining a copy of John Melrose’s letter, and involving residents on Federal Street. **Ben Rines, Jr. moved to have the Town Manager contact the DOT and see when within the next month and a half the board can set up a public hearing.** The board asked the Town Manager to research the legal parameters with regard to allowing individuals from other towns to speak at the public hearing or limiting speakers to those residents on 218 who would be affected by a change**. Vote 3-0-2** (Barnes and Cherry abstained).

Because the sewer treatment plant is in the flood zone, the Town had applied for and received a Maine Coastal Community grant of $20,000 for an engineering study to begin evaluating what might happen to the sewer treatment plant in the event of a flood.

Anderson said Sarah’s Cafe had requested the Town explore the installation of additional lighting on Water Street. In addition because the café has a problem with the public wanting to use its restrooms, the café had asked if the Town was interested in talking to CEI about sharing its bathrooms with the public. The board felt there were adequate facilities both at the waterfront and at the creamery pier. There was a consensus that there would be liability issues in using CEI facilities. Ben Rines, Jr. asked Anderson to look into additional lighting.

There was a reminder that the Elected Officials workshop will be held in Waldoboro on July 29.

15. Adjournment

**Bill Barnes moved to adjourn the meeting at 8:17 p.m. Vote 5-0-0.**