

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS & OVERSEERS OF THE POOR
JUNE 7, 2011

Preliminary Minutes

(tape recorded meeting)

Present: Bob Blagden, Vice Chairman Judy Colby, Pam Dunning, Chairman David Nichols, Ed Polewarczyk and Town Manager Laurie Smith

1. Call to Order

Chairman Nichols called the meeting to order at 7 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

PUBLIC HEARING

The chairman opened the public hearing at 7 p.m.

3. Town of Wiscasset public hearing to discuss an application being submitted to the State for the Communities for Maine's Future Bond Program to construct a railway facility and parking lot

Town Manager Laurie Smith said Wiscasset had the opportunity to submit an application for funding for projects to enhance the downtown area. The proposal would include moving the railroad platform from its present location to north of Route 1, constructing a public facility including public restroom and information area, and constructing a platform and parking lot to house vehicles and buses. The cost is \$400,000 and the reason for the public hearing is to solicit comment for the matching grant application.

The chairman read letters in support of the application from Gordon Page, Sr. of the Maine Eastern Railroad; Bev and Frank Rissell from the Tall Pines B&B; and State Representative Les Fossel. Donald Jones, Chairman of the Transportation Committee, expressed his delight at the implementation of the Railway Station Plan that will move the train stop away from the commercial pier and provide additional parking.

In response to Ed Polewarczyk's question, Smith said the maximum grant of \$400,000 would cover Phase I. It will not cover the retaining wall, leaving additional space for parking, and will not pave Railroad Avenue or the sidewalk. If the bond passes for the pier, the pier project will be part of this application. The \$350,000 bond will cover part of the waterfront redevelopment: the commercial pier construction requires that the train station be moved to the north side of Route 1 to facilitate access to the pier. The other part of the town's required match will be engineering fees spent, the platform, paving along Railroad Avenue, and the value of the leased land.

Smith has sent a letter of intent to the State; eligible candidates for the grant will be invited to apply.

The public hearing closed at 7:13 p.m.

4. Approval of Treasurer's Warrant: May 24, 2011, May 31, 2011, and June 7, 2011

Ed Polewarczyk moved to amend the June 7 warrant, changing Central Electric invoice from \$142 to \$142.90. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrants of May 24, May 31 and June 7. Vote 5-0-0.

5. Approval of Minutes: May 17, 2011

Pam Dunning moved to approve the minutes of May 17. Vote 5-0-0.

6. Special Presentations or Awards:

A. Lisa Garman and Mary Ellen Barnes to present details of Wiscasset's 4th of July celebration

Garman said participants in the parade on Monday, July 4, would line up on Churchill Street after 10 a.m. The parade will begin at 11 a.m.; the route is Gardiner Road to Route 1 to Water Street to the waterfront. Judges for the parade are Ed Cavanaugh, Cindy Collamore and Susan Robson. Fireworks will begin at 9 p.m. at Sherman Park. Past and present chairmen of the Senior Center will be Grand Marshals. The theme of this year's celebration is Waterfront Wonderland.

B. Superintendent Greg Potter and RSU 12 Board Members to present information regarding the fiscal realities of consolidation, including some projected estimates of potential local impact

Potter introduced board members DeVries, Birmingham, Nault and Rosenthal. He said his purpose for appearing on the agenda was in response to results of an April workshop that indicated RSU board's communication and information on fiscal realities could be improved. He distributed information sheets comparing the funding implications of Wiscasset returning to an SAU to its participation in RSU 12 for 2011-2012. The change would result in an increased contribution by Wiscasset of \$2,072,343 due in part to the decrease in state subsidies. Similar presentations will be made to other communities in the RSU.

In response to questions, Potter said converting to an AOS had not been considered, that Wiscasset could leave the RSU even though it is the only town in the RSU with a high school, that information on changing the funding formula is being collected and will be considered by the Finance Committee, and the Facilities Committee is addressing the condition of Wiscasset schools. He said that in order to attract students to Wiscasset schools, the board is using various marketing techniques such as brochures, mass mailings, foreign student tuition program, surveys, an activities bus and decreased tuition among others. He will address out of date information on the web site. He said of the anticipated 30 additional students at Wiscasset High School next year, approximately half will come from Whitefield and Chelsea; others working on a Wiscasset High School diploma will participate in the alternative classes at another location and some will be in special education classes.

C. Gerry Audibert, Study Manager, Maine Department of Transportation to propose a joint State-Town pedestrian traffic plan for Route One

Audibert said that as a result of a meeting on May 23 with the Town Manager, Wiscasset police, business owners and others, the State proposed to utilize two Wiscasset and/or Lincoln County Sheriff's Department reserve officers to manage traffic on Route 1 at Water and Middle streets. The officers will work eight-hour days, seven days per week for a four-week period from the middle of July to the middle of August. Maine DOT will take traffic counts before and during police officer presence. The MDOT will fund half the cost, and a private contribution of \$2,000 will reduce the town's share to \$2,620.

Audibert said no other traffic controls will be utilized so that the effectiveness of having two officers directing traffic/pedestrians can be evaluated. The board recommended an extension of the trial period from July 10 to August 21 and Audibert will draft a letter of agreement between the town and MDOT reflecting the change. **Pam Dunning moved to approve moving forward with the proposal to hire reserve police officers to manage Route 1 traffic for the six weeks from July 10 through August 21. Vote 5-0-0.**

D. Appreciation of Bob Blagden's term on Board of Selectmen

Chairman Nichols thanked Bob Blagden, whose term on the board is expiring, for a job well done and for all the time and effort he had put in on the board.

7. Committee Appointments - none

8. Public Comment - none

9. Department Head or Committee Chair Report

A. Chris Wolfe: Appointment recommendations of ballot clerks for June 14 Annual Town Meeting Election

David Nichols moved that the Board of Selectmen appoint Patricia Bridgham as a.m. democrat ballot clerk, Lorie Merry as p.m. democrat ballot clerk, Susan Varney as democrat ballot counter, Joan Grondin and Katharine Martin-Savage as a.m. republican ballot clerks, Belinda Haggett as p.m. republican ballot clerk, and Joan Barnes as republican ballot counter. Vote 5-0-0.

10. Unfinished Business

A. Discussion of Central Maine Power land transfer of Upper Montsweag Dam

The board had received notification that the Woolwich Selectboard was not interested in acquiring the Montsweag Brook property in Woolwich. Town Manager Smith said information on the condition and maintenance of the dam had not yet been received. There was a consensus that Wiscasset accept the property. CMP has offered to provide \$100,000 in an interest bearing account for repairs.

11. New Business

A. Open Municipal Boiler Repair Bids

Bids were received from Mechanical Services Augusta, Comfort Systems USA-AirTemp, Ron's Oil Heat and LP Gas Service and Carmen Knipe Plumbing & Heating. **Judy Colby moved to authorize the Town Manager to award the Municipal Boiler Repair Bid to the lowest qualified bidder. Vote 5-0-0.**

B. Open Bituminous Paving Bid

The following bids were received:

	<u>Mountain Road</u>	<u>Bradford Road</u>	<u>D Mix</u>	<u>Modified Binder</u>
RC & Sons Paving	\$25,121.26	\$58,421.54	\$77.72/ton	\$72.86/ton
Ferraiolo Construction	26,434.59	52,208.09	85.00/ton	80/ton
Harry C. Crooker & Sons	28,267.55	56,802.25	88.00/ton	79/ton
Mariners, Inc.	20,739.60	48,825.00	73.00/ton	69/ton
Pike Industries	27,245.00	60,519.00	89.00/ton	85/ton
Lane Construction	37,500.00	60,500.00	87.50/ton	78.25/ton
Hagar Enterprises	38,368.40	85,182.39	94.50/ton	94.50/ton

Judy Colby moved that the Board of Selectmen authorize Road Commissioner Greg Griffin and the Town Manager to review the bids and award the 2011 Bituminous Paving Bid to the lowest qualified bidder. Vote 5-0-0.

C. Issue road name "Outback Road" (located at 458 Willow Lane/Ted Delano's property)

David Nichols moved that the Board of Selectmen approve “Outback Road” as a new 911 road. Vote 5-0-0.

D. Non-union FLSA exempt comp time policy

David Nichols moved that the Board of Selectmen adopt the Non-union FLSA Exempt Employee Benefit Enhancement Program as written. Smith said the original program was approved in 2003 and has been updated to list positions included and to define how compensatory time off is handled. **Vote 5-0-0.**

12. Town Manager’s Report

A. Downtown parking

Smith distributed a draft brochure with map and information on long and short term downtown parking that will be given to downtown businesses to distribute to their customers and employees. A lease agreement is being reviewed by the town attorney for a possible parking area for RVs.

B. Police

Smith said following John Allen’s retirement, the town would be advertising for a replacement. In order to make the position a non-union position with supervisory qualifications, the town will be advertising for a chief.

C. Tax-acquired property update

Smith asked the board to review the payment contracts for tax-acquired properties. A letter will be sent to previous property owners of tax-acquired properties notifying them of payment agreements available for both matured and unmatured tax liens. A board vote to approve the contracts will be taken at the next meeting.

D. Tax Club update

If voters approve the tax club on June 14, forms will be available to taxpayers (individuals or businesses) who wish to make monthly tax payments. Interested parties are requested to contact the town for the forms. The first three months will be a prorated payment based on last year’s taxes. When the taxes are committed for the 2011-2012 year, coupon books will be sent out.

E. General Update

Reapportionment has been accepted by the state and Wiscasset is looking for an additional representative to the RSU board. The selectmen will appoint a member until next June. The town will advertise the opening.

The county tax commitment was distributed. Wiscasset’s tax commitment has increased \$10,813.92. Although the county budget has decreased, Wiscasset’s commitment has increased because of the increase in valuation.

Committee applications were given to the subcommittee to consider for appointment by the board at one of the next two meetings. In addition, Chris Dilts is resigning from the ORC, so a member is needed to replace him.

The County Commissioners will hold tax abatement hearings on four properties on June 21 at 11 a.m.

13. Other Board Business

In response to Pam Dunning question on reactivating the Historic Preservation Committee, Smith said that the committee had not been deactivated, but was delayed in taking any action until the Historic Preservation Ordinance was complete. Dunning was referred to Chris Wolfe for more definite information on the committee.

Judy Colby inquired about clearing out the town common as the overgrown hemlocks are blocking the view of the church and courthouse. The Beautification Committee will be contacted.

14. Adjournment

At 9:35 p.m., **Judy Colby moved to adjourn the meeting. Vote 5-0-0.**