

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JUNE 5, 2012

Preliminary Minutes

Present: Chair Judy Colby, Bill Curtis, Pam Dunning, Vice Chair David Nichols, Ed Polewarczyk, and Town Manager Laurie Smith

1. 7 p.m. Call to order

Chair Judy Colby called the meeting to order at 7:01 p.m.

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

3. 7 p.m. **Public Hearing:** Liquor License Renewal- Judy Casella and Village Lighthouse Diner

The chair opened the public hearing at 7:02 p.m. There were no comments or questions. Police Chief Troy Cline reported no complaints. **Judy Colby moved to approve the Liquor License application for Judy Casella and Village Lighthouse Diner. Vote 5-0-0.** The public hearing was closed at 7:03 p.m.

4. Approval of Treasurer's Warrant: May 22, 2012, May 29, 2012 and June 5, 2012

Pam Dunning moved to approve the Treasurer's warrant of May 22, 2012. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's warrant of May 29, 2012. Vote 5-0-0. David Nichols moved to approve the Treasurer's warrant of June 5, 2012. Vote 5-0-0.

5. Approval of Minutes: May 15, 2012 and May 22, 2012

Ed Polewarczyk moved to approve the minutes of May 15, 2012 as amended. Vote 5-0-0. Bill Curtis moved to approve the minutes of May 22, 2012. Vote 5-0-0.

6. Special Presentations or Awards

a. Business Recognition Award for Paulo Carvalho and the Musical Wonderhouse

Town Manager Laurie Smith gave a brief history of the museum, which, since 1963, has been a showplace for the Konvalinka collection of mechanical music treasures. Chair Judy Colby presented a plaque to Mr. Carvalho in recognition of 49 years of business within the town of Wiscasset as a valuable member of the community and an important economic contributor to the Town of Wiscasset. Paulo Carvalho introduced members of his staff and thanked the town for the award.

7. Appointments - none

8. Public Comment on non-agenda Items

Bob Blagden said he disagreed with statements made in a selectman's letter to the editor about the Budget Committee's votes or actions regarding the Planning Department, funding of cemetery maintenance and various capital improvements. Blagden corrected the statements about the Budget Committee's votes and explained the reasoning behind the committee's actions.

In response to Norman Guidoboni's question on the citizen-initiated petition, Judy Colby explained the purpose was to investigate withdrawal from the RSU 12. He objected to an extra sentence and mention of funds in the warrant article, which were not included in the petition, and on the combining of articles.

Roland Abbott, EMA Director, reported that Wiscasset received 6.4 inches of rain over the weekend, but there were no flooded rivers, which he attributed to the ditching, culverts and other mitigation that had been done.

Clark Jones said town should get some of the \$82 million the government is awarding the nuclear power plants that have closed.

9. Department Head or Committee Chair Report

A. Discussion of administration of the Fireworks Ordinance in preparation for the 4th of July: Fire Chief Rob Bickford and Police Chief Troy Cline

Rob Bickford, Fire Chief, explained the application process for the use of fireworks; application for a permit must be made seven days in advance to the Fire Department giving the Fire Department an opportunity to meet with the applicant and approve the permit. The permit covers all types of consumer fireworks. Fireworks may be used only between 9 a.m. and 10 p.m. except for the 4th of July and New Year's Eve and the weekends before and after those dates when the deadline is extended to 12:30 a.m. and the use must comply with restrictions. Fireworks will not be allowed on high fire danger days (4 or 5). Police Chief Troy Cline said the department had received calls about fireworks being used without a permit and warnings have been issued. The charge for a second offence will be disorderly conduct, which is a criminal offence, and penalties from \$500 to \$2500 may be levied.

B. Public Safety Officials regarding the importance of numbering each house in accordance with the E-911 ordinance

Troy Cline, Rob Bickford and Roland Abbott stressed the importance of having houses and both sides of mailboxes properly identified by reflective numbers four or preferably six inches in height to enable the police, fire or ambulance departments to find the correct address in an emergency, particularly at night.

C. Fourth of July Activities Update

Todd Souza, Director of Parks and Recreation, listed the activities planned for the 4th of July. They include the parade starting at 10 a.m., the staging for which will be on Churchill Street; Waterfront Veterans' Memorial salute and flag raising; kayak tour of the harbor; Yacht Club boat parade; car show; family fun (games, petting zoo, children's activities); art show and sale on Maine Street Pier; open mic on stage; car show awards; music by the Generics; award of parade prizes; and fireworks. Water Street will be closed from 3 p.m. to 6 p.m.

D. Treasurer/Tax Collector Update: Shari Fredette

Fredette summarized her work in collecting the \$86,664.71 committed by the selectmen in April 2012 and eight matured sewer liens amounting to \$24,017.49. Following foreclosure notices, \$6,503.42 was collected including agreements for continued payments. Fredette's efforts contacting the 90-day accounts, before 30-day notices are sent out in July, resulted in collection of \$5,151.22. She is researching methods of improving the time-consuming process.

Fredette reported that a delinquent tax payment agreement with Michael Carlton had been made for the \$21,727.96 in taxes, which he owes. **Ed Polewarczyk moved to authorize the Town Manager to sign the mature tax lien agreement with Mr. Carlton. Vote 5-0-0.**

As a courtesy to taxpayers, overdue real estate tax reminder notices were sent which will enable them to avoid the cost of certified mail, demand fee and extra interest. The notices have increased cash flow by \$51,810 over the previous year. This year's agreements for the tax club have been sent out and responses have been received.

Ed Polewarczyk moved to amend the agenda by moving up the opening of paving bids. Vote 5-0-0.

11 E. Bituminous Paving Bid

The following bids were received:

	Mtn. Rd.	Bradford Rd.	Reclaim	Pave modified Binder	Pave D-Mix	Pave D-Mix Hand Wk.	Bitum. Curb. Ln.Ft.
RC & Sons Paving	\$15,754.40	\$156,504	2.02/sq.yd.	\$94/ton	\$96.89/ton	\$132/ton	\$9.25
Mariners, Inc.	13,400.00	132,440	1.25/sq.yd	75/ton	77/ton	165/ton	9.00
Ferraiolo Const.	14,852.00	140,936	2.50/sq.yd.	85/ton	90/ton	175/ton	
							10.00
Harry C. Crooker	21,200.00	172,225	2.75/sq.yd.	80/ton	85/ton	165/ton	10.00
Pike Industries	18,150.00	153,425	2.20/sq.yd.	95/ton	95/ton	150/ton	15.00
Lane Construction	17,130.00	135,150	1.40/sq.yd.	79.50/ton	88/ton	150/ton	10.00
Hagar Enterprises	16,891.60	156,100	3.25/sq.yd.	94.50/ton	94.50/ton	135/ton	11.00

Judy Colby moved to authorize the Town Manager and Road Commissioner to award the bid to the lowest qualified bidder. Vote 5-0-0.

11. New Business

A. Discussion: Request by Morris Farm to graze on the Town-owned Superintendent's lot on Gardiner Road

Tony Barnes, Trustee of Morris Farm, requested permission to graze cows during the day only on the 1.5-acre grassy area inside the parcel where the former superintendent's office is located. A temporary electric fence could be installed each day. It was the consensus of the board that any decision on the use of the land be postponed until after the June 12 election when the voters will have an opportunity to vote on the sale of the property.

B. Treasurer regarding a sewer agreement for Sam Patterson

The board had received copies of the proposed agreement with Sam Patterson for payment of an outstanding sewer balance. **Judy Colby moved to approve the sewer purchase agreement with Sam Patterson - Map R-7, Lot 39. Vote 5-0-0.**

C. Quit Claim Deed for Jan Gunnarson, R-4, Lot 5

Judy Colby moved to sign the quit claim deed for Jan Gunnarson for taxes paid in full on Map R-4, Lot 5. Vote 5-0-0.

D. Discussion of Bond Sale for the Commercial Pier debt

Laurie Smith reported that the following quotes had been received from the Androscoggin Bank and The First.

Androscoggin Bank: 10-year bond at annual interest of 3.28%, BAN at .89% until December 31.
The First: 10-year bond at 2.91% with monthly payments, BAN 1.2%.

Pam Dunning moved to award the commercial pier bond to The First and authorize the Town Manager and Treasurer to take all necessary steps and sign all necessary documentation relative to the closing of the bond. Vote 5-0-0.

F. Discussion and approval of pier vendor

Forrest Faulkingham withdrew his application.

G. Discussion of Agency Liquor Store Licenses - Circle K #7032, 639 Bath Road; Mike's Log Cabin, 475 Gardiner Road

The State Department of Public Safety, Liquor Licensing, had notified the board that the above applicants had applied for liquor licenses, and information or objections to the locations by the town should be sent to that department. **Judy Colby moved to not submit comments or objections to the Department of Public Safety regarding the liquor licensing of Circle K and Mike's Log Cabin. Vote 5-0-0.**

H. Commercial Waste Hauler application for Pine Tree Waste

Judy Colby moved to approve the Commercial Waste Hauler application as submitted. Vote 5-0-0.

I. Municipal Airport Lease Agreement, Manager Ervin Deck

Deck was not able to be present. Laurie Smith said the proposed lease to David Warmack covered the hangar space only. **Judy Colby moved to authorize the Town Manager to sign the Municipal Airport Lease Agreement with airport mechanic David Warmack. Vote 5-0-0.**

12. Town Manager's Report

A. Catch Basin Bid: Bid was awarded to Wilson's Commercial Sweeping.

B. Road Striping Bid: Bid was awarded to Hi-Way Safety Systems, Inc.

C. Koehling Property legal cost estimate from Peter Murray: Smith reported that Attorney Peter Murray had estimated the cost of reviewing the file and commenting would be \$1000. After much discussion, it was the consensus of the board to move forward on the VRAP program at a cost of \$1200 to \$1500 as voted on at the May 15 meeting and to advertise the property for sale by signage on site with an asking price of \$30,000. If there is no action on the property by September the board will revisit the matter.

D. Moratorium for Adult Entertainment: Smith had provided the board with a copy of the state statute. She said that adult entertainment was considered a first amendment issue and had been the cause of many first amendment lawsuits. She added that a moratorium may bring unwanted attention to the town. Legal advice she had obtained was that if it is not an immediate issue, an ordinance should be developed. The board directed the ORC to work on an adult entertainment ordinance following their work on the five or six ordinances that are almost complete; the ordinance will be on the ballot in June 2013.

E. Railing at Post Office Update: The post office has installed a temporary handrail in front of the building. The railing that was recently destroyed by a vehicle will not be replaced, as the postmaster has requested from the Postmaster General that a handicap ramp be installed at that location.

F. Reminder: Abatement Hearing on Wednesday, June 6 at 6:30 p.m.

G. General Update: A date for negotiations with the Public Works and Support Office unions will be delayed until after the June election when a new board, chairman and vice chairman are in place.

The MDOT will move forward with the requests for proposals for a Route 1 master plan. The scope of work has been changed to restore previously deleted items; the cost will be up to \$50,000 with the town

being asked to contribute \$5,000. Smith said \$3500 had been set aside and an additional \$1500 could be taken from contingency. **Pam Dunning moved to add \$1500 from contingency. Vote 4-1-0.**

The Board will meet at the gate at Mason Station for a tour on June 6, at 5 p.m.

Reminder that June 12 is Election Day and that the last day to absentee vote is June 7.

No decision has been made on the candidates for harbormaster.

13. Other Business

Judy Colby thanked the town manager and board for a great year.

14. Adjourn

Pam Dunning moved to adjourn. Vote 5-0-0.