

WISCASSET SELECT BOARD,  
BOARD OF APPEALS AND OVERSEERS OF THE POOR  
DECEMBER 6, 2016

Tape recorded meeting

Present: David Cherry, Chair Judy Colby, Ben Rines, Jr., Ben Slack and Town Manager Marian Anderson

Chair Judy Colby called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **David Cherry moved to approve the payroll warrants of November 18 and December 2, 2016. Vote 4-0-0.**

b. **David Cherry moved to approve the accounts payable warrant of November 29, 2016 and, provisional upon the chairman's review, the accounts payable warrant of December 6, 2016. Vote 4-0-0.**

3. Approval of Minutes

**David Cherry moved to approve the minutes of November 7, November 14, November 15 and November 22, 2016. Vote 4-0-0.**

4. Special Presentations or Awards – Certificate of Recognition, Les Wentworth

Les Wentworth who was unable to attend the meeting will be presented with a plaque from the Town of Wiscasset expressing great appreciation for his 15 years of dedicated service to the Wiscasset Transfer Station

5. Committee Appointments

Jeff Slack said that he and the Town Manager had been unable to arrange a time to interview Celeste Edwards. Slack had spoken with James Kochan and had consulted with the chair of the Historic Preservation Commission. **Slack moved to approve James Kochan's appointment to the Historic Preservation Commission. Vote 4-0-0.**

6. Public Hearings – none

7. Public Comment

Susan Blagden said she was sorry to see that the long-standing tradition of trees decorated in white lights was not observed this year. She said Wiscasset had a reputation throughout the state as the only town that did this.

Linda Pope, representing the Maine Art Gallery, said enthusiastic individuals were working to revitalize the gallery and had planned two shows, Youth Art of Lincoln County Students and a Retrospective of Mildred Burrige artwork. She said the directors would open the gallery whenever it was convenient for the board to visit. She said the directors want to promote the mission of the art gallery which is to educate and to promote art in the town. Judy Colby said a tour would be scheduled after the holidays.

#### 8. Department Head or Committee Chair

a. Airport Manager – Report of Hangar space rental to Frederick Powers & Bethany Thomas from 11/18/16 to 3/18/17.

b. Todd Souza, Parks & Recreation: Souza reminded the board that as of the first of the year, the minimum wage would rise to \$9 per hour, which would affect eight employees, and the following year the minimum wage rises to \$10, which would affect another nine employees. Total impact is \$7.50 per hour. Some of the increase can be handled with increased rates. Souza said the wage hike would affect the wage scale of workers whose rate will be increased to the same rate as those with higher skills or longevity. Souza will prepare a table for the selectmen indicating how the minimum wage hike will affect the budget.

Marian Anderson said a letter had been received from Pat Vose recognizing Duane Goud as an outstanding staff member/employee who opens the community center every morning at five with a smile for the early birds, and Vose commented on how important the community center was to her health and well-being.

c. Linda Perry, Town Clerk, Request for Registrar hours for January 31, 2017 election: Perry asked that the board change the registrar's hours to be consistent with normal hours of operation on the five days before the election and not require additional hours between 5 to 9 p.m. **Jeff Slack moved to change the hours to the normal hours of operation. Vote 4-0-0.**

#### 9. Unfinished Business

a. Mason Station, LLC, foreclosure update: Anderson reported that Mason Station had not paid past due taxes, although she had received a letter by FedEx inquiring about the development of a marijuana facility on the property. Foreclosures have been mailed and the 45 day period will expire the end of December.

b. Placement of two Certified Business Friendly signs: Public Works Director Doug Fowler suggested posting the signs on Route 1 at both ends of town.

#### 10. New Business

a. Sign letter for Huntoon Hill Grange for Beano/Bingo and Games of Chance: **Ben Rines, Jr., moved to sign the letter for 2017. Vote 4-0-0.**

b. Business License Application for Mad Badder Bakery, owner Victoria Malcolm: **Judy Colby moved to approve the business license application of Mad Badder Bakery. Vote 4-0-0.**

c. Request to place sculpture on the grass of Recreation Pier May 1 – October 1, 2017, Nick Dalton: Dalton asked approval to place the sculpture on the Recreation pier. He said the Waterfront Committee had approved the placing of the sculpture, which will be insulated pipe covered in a white, weatherproof pvc jacket spelling out the word “Hesper” and terminating in a public drinking fountain, tying into QT’s water line. He has received grant funding for the project. Susan Blagden said the sculpture would need a certificate of appropriateness from the Historic Preservation Commission. Selectman Rines stated he was in favor of approving the application tonight. **Judy Colby moved to have Mr. Dalton get in touch with Ben Averill regarding the Historic Preservation Commission. Vote 3-1-0 (Rines opposed).**

d. Bid Openings

- Municipal Carpet Project

The following proposals were received for different options:

H. T. Winters Carpeting	\$3,383.00	
Floor Magic	\$1,869.39	\$3,122.35
Durfee’s Flooring Center	\$3,175.00	\$2,819.00

The Town Manager will review the proposals with Doug Fowler and bring a recommendation to the December 20 meeting.

- Public Works Tire Changer

Hunter Engineering Co.

Wheel tire service model TCX56w	\$12,078.80
Wheel tire balance model TCCB	4,446.00
Total Customer Sale price w/ accessories	\$17,324.80
Financing at 9.25%	
Payment due August 18, 2017	\$8,000.00

Doug Fowler said the tire changer is the largest capacity available and should handle any anticipated increases in tire size. The first payment is in the public works budget. Marian Anderson will review other financing options and report back on December 20.

- Financial Auditing Services

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Additional audit if needed</u>
RHR Smith	\$13,312	\$13,312	\$13,312	
Ron L. Beaulieu	8,700	8,700	8,700	
Berry, Talbot & Royer	12,750	12,750	12,750	
William Brewer	17,500	18,000	18,500	\$2,500 (each year)

Marian Anderson recommended reviewing the bids in a workshop with the Treasurer or with appointed member/s and interviewing the candidates. Jeff Slack volunteered to work with the Town Manager.

e. Superintendent of Schools Heather Wilmot – Presentation of school energy project: Wilmot described the process used in developing the school energy project which began in November 2015

when surveys and data collection began. Subsequently, the School Department had voted to do a full energy audit to determine how to address deferred maintenance, improve the learning environment and use rebates for energy savings. According to the energy audit, she said, the financial benefit in addition to improving the learning environment is a one-time rebate of \$70,000 and annual energy savings of \$50,000. The School Committee will be voting on December 15, 2016 to enter into a contract to secure financing for the energy project.

Ben Rines, Jr., asked if the improvements would be put before the townspeople for a vote. Wilmot said the town would be voting on the budget in June and the school's budget would include the cost of the lease purchase agreement. She said the total cost was \$1.7 million. Judy Colby said that what affects the school budget affects the town budget and asked why the school department could not go to the town for a vote on spending \$1.7 million with a \$50,000 payment every year. She said town taxes had gone up 14% and she asked if the townspeople shouldn't have a voice in approving the \$1.7 million expenditure.

Wilmot said there was, by state statute, a process she had to follow and that was why the school would be entering a lease purchase agreement rather than securing a bond. Susan Blagden asked if she could delay signing the lease purchase agreement until after budget approval at town meeting in June. Wilmot said following the school committee approval on December 15, she would enter into the agreement. David Cherry stated it was illegal to spend or contract funds without town approval. Town Manager Marian Anderson said that according to state statute the school department can enter into a lease purchase agreement with a non-funded clause so the town would not be responsible if funds were not allocated at town meeting. She added that the town and school attorneys would be working together on this.

Ben Rines, Jr., said that just because it is allowed, it should not be followed. He said the proposal was disgusting. Judy Colby said she would have preferred that the proposal be brought before the town. She said the school department would be binding the town to a 16-year contract and no one knew where the town or the school system would be in 16 years. David Cherry agreed with the chair and selectman Rines and said the proposal shows a certain level of contempt for the voters and taxpayers. Judy Colby requested that the subject of the school committee meeting on December 15 at 6 p.m. in the WMHS library to vote on signing the contract be widely advertised so people will have an opportunity to attend the meeting and express their opinions.

In response to Todd Souza's question, Wilmot said the school department would use the rebate for payments as well as school committee capital reserve and if the budget were not passed, they would have to go back and look at the budget and make adjustments. Phil Di Vece asked what happens if the funding were not approved in June. Wilmot said the project would be in process. Judy Colby asked where the \$50,000 would come from if the budget failed and suggested that it would be wiser to put that money into education, using a portion for energy improvements. Wilmot responded that the plan was putting funds toward improving the learning environment in the most cost effective way.

#### 11. Town Manager's Report

Anderson said 32 letters to neighbors of the airport were sent inviting them to join the airport committee. An application and the ordinance were included.

The complaint and civil summary sheet regarding the Murray Hill Properties has been filed with the district court.

Final paperwork for White's Island has been received and the deed has been recorded. Anderson will be contacting the Department of Transportation to determine how to maintain the easements to White's Island. Maine Coast Heritage is committed to helping the town secure funding for the bridges.

Anderson will meet with DEP to continue discussing the consent agreement for the Wastewater Treatment Plant.

Dog Licenses are now available at the town office.

Additional funding for the food pantries and replacement of flags are included in the draft budget.

FAA has sent out reminders that shining a laser at an aircraft is a crime.

Because the Christmas and New Year's holidays are on Sunday, the town's municipal facilities will be closed on December 26 and January 2.

The January capital meeting will be held on Saturday, January 28 at 9 a.m.

The first meeting of the Wiscasset Public Advisory Downtown Committee meeting will be held on Monday, December 19, at 5 p.m.

#### 12. Other Board Business

a. Poverty Abatement: The board will meet at 5:30 on December 20 to consider a poverty abatement.

b. Cost of living increase: **Judy Colby moved to give the Town Manager a 2% cost of living raise. Vote 4-0-0.**

#### 13. Adjournment

**David Cherry moved to adjourn the meeting at 7:30 p.m. Vote 4-0-0.**