WISCASSET BOARD OF SELECTMEN,

BOARD OF ASSESSORS AND OVERSEERS OF THE POOR

January 19, 2016

Present: Judy Colby, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

Absent: David Cherry

1. Call to Order

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

2. Pledge of Allegiance

3. Public Hearings:

A. Automobile Graveyard and/or Junkyard Permit Renewals

 Jim’s Auto Trim

 Blagden’s Garage

 Grover Auto & Tire, Inc.

 Norm’s Used Cars, Inc.

 Pro Body Works

**Judy Colby moved to open the public hearing at 6:03 p.m. to take up renewals for Automobile Graveyard and/or Junkyard Permit Renewals. Vote 4-0-0**. All applications had been approved by the Code Enforcement Officer. There was no other discussion**. Judy Colby moved to exit the public hearing at 6:05 p.m**. Vote 4-0-0. Judy Flanagan recommended that the application form be updated to clarify the sketch section and that the expiration date be changed to one year from the approval . **Jeff Slack moved to approve all five at one time and with an expiration date of January 19, 2017.** The CEO will be informed of the recommendation and change. **Vote 4-0-0.**

4. Approval of Minutes

A. **Judy Flanagan moved to approve the minutes of December 10, 2015. Vote 4-0-0.**

B. **Judy Colby moved to accept the minutes of January 5, 2016. Vote 4-0-0.**

5. Approval of Treasurer’s Warrants

A. Payroll Warrants: **Judy Colby moved to approve the payroll warrants of January 8 and 15, 2016. Vote 4-0-0.**

B. Accounts Payable Warrants: **Judy Flanagan moved to approve the accounts payable warrants of January 12 and 19, 2016. Vote 4-0-0.**

6. Assessors’ Business

A. Abatements: As recommended by the Assessors’ Agent, **Jeff Slack moved to approve the abatement of $693.72 for Duro Properties, Map U18, Lot 005-B. Vote 4-0-0.**

7. Special Presentations or Awards – none

8. Appointments

A. Richard Forrest, Waterfront Committee

B. Larry Lomison, Ordinance Review Committee

C. Louann Pontau, Wiscasset Community Center Scholarship Board of Trustees

D. Zachari Dalton, Shellfish Committee

E. David Sutter, Cemetery Committee

F. Norma Gordon, Appearance of the Town Committee

G. Steve Mehrl, Investment Advisory Committee

H. James Barry Todd, Waterfront Committee

**Jeff Slack moved to approve appointments A through H as one motion. Vote 4-0-0.** Judy Flanagan reminded the public that there are still openings on the Budget Committee.

9. Resignations – none

10. Public Comment - none

11. Unfinished Business

Donald Falvey requested that the board terminate his lease at the airport which he has had for nine years. The first phase of his development of hangar projects was successful, but the second phase has not been because of the economy and other factors. He said he had invested at least $300,000 for permits, development work, mapping, building plans and other costs. Because of his age and need to do estate planning, he offered the lease back to the town, hoping to recover 75% of his costs if the town sold it to another developer. Ben Rines, Jr., said the matter would have to be referred to the Town Attorney. Judy Flanagan said it would be helpful to know how other towns had handled a situation similar to Mr. Falvey’s.

12. New Business

A. Real Estate Foreclosure Update: A report will be presented at the first meeting in February.

B. Special Town Meeting discussion: Ben Rines, Jr., said the first RSU 12 withdrawal bond payment of $57,058.62 will be due in April.

With regard to the replacement of the furnace at the airport, Frank Costa, Airport Oversight Manager, said the airport had used 49.52% of its annual budget, leaving an unexpended balance of $142,931. The remaining funds were needed for fuel leaving insufficient funds to purchase a new furnace. Costa had received estimates from three vendors: Vintage - $9,720.86; Siemens - $16,850; and Mechanical Services - $19,445. The vendors, however, did not agree upon the amount of work needed and therefore the quotes were not for comparable work. Town Manager Marian Anderson will contact the vendors regarding specifics of their quotes (replacement of tanks, insulation, warranty, etc.), and the CEO will look at the code issues.

Ben Rines, Jr., said funds for the airport furnace and the Fire Department truck could come out of the carryover, but the $57,058 bond payment would come out of surplus. He recommended meeting with the Budget Committee to discuss the three articles that would be on the warrant and how the budget ended on June 30, 2015. He said taxes would be higher this year and more would be taken out of surplus than ever before. A special town meeting will be needed for approval of the bond payment; the truck and furnace can be paid for from contingency funds if the board approves. **Ben Rines, Jr., moved that we authorize the town manager to put together and send out bids for the furnace which will be opened at our first meeting in February. Vote 4-0-0.**

**Jeff Slack moved to take funds out of contingency to purchase the truck not to exceed $7500. Vote 4-0-0.**

Ben Rines recommended that the selectmen meet with the Budget Committee regarding a special town meeting necessary to take $57,058.62 out of surplus for the bond payment. Unfortunately, there are only four members on the Budget Committee, not enough for a quorum in order to take votes. The Town Manager was asked to prepare a year-end report of departments. **Ben Rines, Jr., moved to meet at 6 p.m. on February 11 and invite the Budget Committee**. Judy Flanagan asked whether the Budget Committee would be able to vote on town meeting warrants with less than the five-member quorum. She suggested the ordinance be reviewed. Regarding the budget process, Ben Rines, Jr., recommended that the budget prepared by the town manager be reviewed by the selectmen first so that additions or subtractions can be made before it is presented to the Budget Committee. Judy Colby recommended that the board visit the various departments and that department heads be available for questions. No decision was made on the process with the Budget Committee; draft budgets will be ready by the middle of February. **Vote 4-0-0.**

C. Appointment to Maine Service Center Coalition: Town Manager Marian Anderson said the board had received a letter from the Maine Service Centers Coalition asking that the board renew its membership. Ben Rines, Jr., said he would like a town vote on renewal. It was the consensus that a decision be postponed until five members were present.

13. Department Head or Committee Chair Reports

The reports had been submitted.

14. Town Manager’s Report

Marian Anderson reported that she had met with the ReVision Energy to discuss the Solar Project. They are working on an energy agreement and when it is completed, she will bring it to the board.

White’s Island has been sold to Maine Coast Heritage Trust and the board has been asked to send a letter to the trust, stating that the town would accept ownership of the island and work with the Maine Coast Heritage Trust to obtain a conservation easement to prevent use of the island for other than conservation and recreation. The article will be presented to the town at town meeting in June. Details regarding the maintenance of the bridge and other matters will be forthcoming.

Marian Anderson will be meeting with EMA Director Steve Higgins on January 22 to review the emergency operations plan update. Board members were invited to attend.

Judy Flanagan noted that a letter had been received thanking Ben Rines, Jr. for his service on the Lincoln County Commissioners Budget Committee. She reminded the board that it had been asked to nominate someone for the Spirit of America award. She asked for an update on the sewer bills. Flanagan has received complaints that people cannot hear the taped meetings on their computers. She noted that at a 1938 selectmen’s meeting, her father, Charles Knight, was appointed Measurer of Wood and Bark and Weigher of Coal and Hay.

15. Adjournment

**Jeff Slack moved to adjourn the meeting at 7:40 p.m. Vote 4-0-0.**