

WISCASSET SELECT BOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
JANUARY 7, 2020

Present: Kim Andersson, Chair Judy Colby, Kathy Martin-Savage, Vice Chair Ben Rines, Jr., Jeff Slack and Town Manager John O'Connell

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

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

a. **Kathy Martin-Savage moved to approve the payroll warrants of December 20, 2019 and January 3, 2020. Vote 5-0-0.**

b. **Kathy Martin-Savage moved to approve the accounts payable warrants of December 24, 2019 and January 7, 2020. Vote 5-0-0.**

3. Approval of Minutes

In response to a letter from Katie Bryant regarding the minutes, Judy Colby said she would accept the correction of two misspellings of names and asked the Town Manager to address the other changes which Mrs. Bryant had requested. John O'Connell said the purpose of the minutes was to record the votes on motions made at the meeting; it was not a transcript of the meeting. **Kim Andersson moved to table the minutes. Vote 5-0-0.**

4. Special Presentations or Awards

a. Ted Snowden presented a Perfect Attendance Recognition to Matthew Huber, who had not missed a day of work for more than a year.

5. Committee Appointments – none

6. Public Hearing – none

7. Public Comment

Ed Polewarczyk noted that at the previous meeting it was mentioned that the solar project had been changed from 50 acres to 70 acres, a 40% increase in acreage but no increase in megawatts. He also noted that two additional companies had been added and wondered if there was financial capability to complete the project. He urged caution on the part of the board.

Chief Larry Hesseltine, who has been chief for a year and a half, said he loves the job. He said there was 100% increase in arrests in the past year and the department had received over 6,400 calls, an average of 18 per day. Since 2015, 11 full-time officers had been hired, but there had been no turnover in the past year. He said he hopes the upcoming budget negotiations will encourage the latest officer who had

just completed training to remain in Wiscasset. Hesselstine thanked Ted Snowden for help he had given the department.

Ben Rines, Jr., confirmed with O'Connell that relative to the solar project, there had been no cost to the town to date. O'Connell said nothing basically had changed, permitting is taking place. The expense will be incurred when the Town attorneys look over final documents.

Kim Andersson said her support for the solar project was based on the opportunity for clean energy, not the cost.

John O'Connell assured the board that it can still opt out of the project; the only obligation was to not allow use of the portion of the airport under discussion. The FAA is in agreement with the project because it needs a return on its investment in the airport. He offered the board the opportunity to examine all the documents received to date.

8. Department Head or Committee Chair report

a. Wastewater Treatment Plant

- Department of Environmental Protection Report: Rick Gaeth reported that the DEP's report on the final inspection was favorable.
- Grease Trap Inspections: Gaeth said grease traps had not been inspected lately and asked if CEO Bruce Mullins and the Wastewater Treatment Plant employees could assist in the inspection. **Kathy Martin Savage moved to give Rick Gaeth permission to use the employees requested. Vote 5-0-0.**

9. Unfinished Business

a. MDOT Utility Receivable Agreement (future Main Street improvements State WIN #021843.00 – Estimated cost \$33,175). **Kathy Martin-Savage moved to approve the MDOT Receivable Agreement for State WIN #021843.00. Vote 5-0-0.** This agreement had not previously been brought to the board.

b. Approval of Modification to Utility Receivable Agreement (Main Street Project State WIN # 021843.00). **Kathy Martin Savage moved to accept the amended Forecasted Agreement End Date in the Utility Receivable Agreement from June 30, 2019 to July 15, 2020. Vote 5-0-0.**

c. Update on interviews for Wastewater Treatment Plant Engineering Services: Rick Gaeth, Chuck Applebee, Jeff Slack and John O'Connell have met and discussed the interviews. Rick Gaeth is negotiating with a firm and will present the recommendation to the board for approval.

d. Update of review of airport Planning and Engineering Services RFQs: RFQs had been received from Stantec and Aviast. **Jeff Slack moved to accept the quote from Stantec. Vote 5-0-0.**

e. Main Street Pier Update: John O'Connell reported the status of the following safety violations:

Perimeter Fencing: wire mesh has been installed by Public Works.

No Vehicles on Pier: A post has been installed in the middle of the ramp. ADA ramp will be upgraded.

Non-compliant extension cords will be removed before the operating season

Inspect wiring: Will be scheduled.

DEP inspection of waterfront use: to be scheduled before licenses are issued.

Liability Concerns:

Unauthorized sale of Christmas Trees: The pier was closed in mid-October.

Unlicensed ATM: A Business license will be necessary as well as responsibility for cost of electricity.

Christmas Festival Event did not obtain town approval.

10. New Business

a. Quit Claim Deed

- Harold E. Cole, Map U01, Lot 142: **Kim Andersson moved to grant the Quit Claim Deed for Harold E. Cole. Vote 5-0-0.**

b. Review of Airport Hangar Leases: The FAA report following its inspection of the airport contained several issues regarding leases: All leases exceed 49 years; one lease was executed for development of a hangar which was never built; one lease provides several acres to develop hangars, only one of which was built; and the lease of a hangar which contains a non-aeronautical use is based on aviation rates. Rick Tetrev and John O'Connell have reviewed the leases, some of which did not meet FAA standards.

Donald Falvey, a tenant at the airport, described his activities at the airport beginning with the construction of two hangars. However, after he had spent \$100,000 in site work and engineering and was half finished with the project, the market for large hangars dropped due to the offer of free hangars in Brunswick. His lease payment was reduced after he gave the Town the land for the snow removal building, representing \$40,000 of his investment. He said he has paid his leases every year and hoped to get a current bill for his lease. He signed a 20-year lease in 2005. O'Connell said he understood Falvey was looking for some reimbursement, although the FAA had found that the lease was unqualified to be continued. In addition, the FAA pays 90% of the airport costs and its concern is for the future of the airport. Because of the many questions from the board regarding the airport leases and FAA requirements, the matter will be taken up at the next meeting allowing time for Rick Tetrev to obtain the necessary information from the FAA and answers to the board's questions.

c. Set Budget Schedule: O'Connell said he had received budgets from most of the departments. He suggested meetings on the budget begin the week after next on Mondays and Thursdays at 5 p.m.

11. Town Manager's Report

a. Staffing Updates: O'Connell reported that Treasurer Vernice Boyce had resigned to take a position in Winthrop. Her last day will be January 13. **Ben Rines, Jr., moved to accept the resignation with regret. Vote 5-0-0.** O'Connell asked that the board appoint him temporary treasurer until a new treasurer is hired. He will check with MMA whether the manager could also be temporary treasurer. **Judy Colby moved to ask MMA if the manager can also be the interim treasurer, and if not, Kathy Onorato will be appointed interim treasurer. Vote 4-0-1 (Andersson abstained).**

b. Public Meeting-January 23 for Community Action Plan and Analysis of Brownfield Clean-up Alternatives: A meeting with Steve Dyer will be held on January 23 at 6 p.m.

c. Potential Ordinance Revisions for June Election: Will be on the agenda for the next meeting.

12. Assessors' Business

A: Abatements (Assessors' Agent recommended)

- Lester P. Locke, III, Map R02, Lot 023 for \$398

b. Abatement (Prior Tax Years)

- Lester P. Locke, III, Map R02, Lot 023 for \$375.20

Kathy Martin Savage moved to approve both abatements. Vote 5-0-0.

13. Other Board Business

At 7:50, **Judy Colby moved to enter executive session pursuant to 1 M.R.S.A. §405 (6)(A). Vote 5-0-0.**

At 8:31 **Jeff Slack moved to come out of executive session. Vote 5-0-0.**

14. Adjournment

Judy Colby moved to adjourn the meeting. Vote 5-0-0.