

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS, AND OVERSEERS OF THE POOR
NOVEMBER 6, 2012

Tape-recorded meeting

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

1. Call to Order

Chair Pam Dunning called the meeting to order at 6 p.m.

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

3. Executive Session for Labor Negotiations

Judy Colby moved that the Board of Selectmen go into executive session pursuant to 1 M.R.S.A § 405(6)(D) to discuss labor negotiations. Vote 5-0-0. Judy Colby moved to exit executive session. Vote 5-0-0. The meeting resumed at 7 p.m.

4. Approval of Treasurer's Warrant: October 23, 2012, October 30, 2012 and November 6, 2012

Ed Polewarczyk moved to approve the Treasurer's Warrant of October 23, 2012. Vote 5-0-0. Ed Polewarczyk moved to approve the Treasurer's Warrant of October 30, 2012. Vote 5-0-0. Judy Colby moved to approve the Treasurer's Warrant of November 6, 2012. Vote 5-0-0.

5. Approval of Minutes: October 16, 2012

Judy Colby moved to approve the minutes of October 16, 2012. Vote 5-0-0.

6. Special Presentations or Awards - none

7. Appointments - none

8. Public Comment

Clarke Jones inquired about trucks hauling fill from Maine Yankee to Birch Point Road.

9. Department Head or Committee Chair Report - none

10. Unfinished Business - none

11. New Business

A. Road Striping: Laurie Smith said there had been inquiries about striping Bradford Road, which had recently been repaved. Normally, she said, striping is not done in rural areas after paving, although in this case there seemed to be a concern for safety. Greg Griffin said the cost of road striping is 10¢ per foot in rural areas. Wiscasset has 22 miles of roads and the cost of striping that lasts two or three years is \$12,000. He said striping the roads on a three-year rotation would cover approximately 7-1/2 miles per year at \$3,871. There was a consensus that roads be striped on a three-year rotation schedule beginning next spring and that Bradford Road be done this fall.

B. Beano/Bingo Renewal

Judy Colby moved to approve blanket renewal for Huntoon Hill Grange 398 to operate Beano/Bingo and games of chance, consisting of sealed tickets for the year 2013. Vote 5-0-0.

C. Open Bids for oil storage tanks for the Municipal Building

The following bids for installation of the tanks were received:

David Sawyer	\$2,550
Mechanical Services	\$7,603

The Town Manager will speak to the bidders regarding the difference in bids. **Ed Polewarczyk moved to authorize the Town Manager to award to the lowest qualified bidder. Vote 5-0-0.**

D. Waive interest on Koehling Property

Laurie Smith said the sale of this property was finalized at \$25,000; however, when the town took over the property, under the Trio accounting system, the interest and fees continued to accumulate. This amount needs to be waived and the Town Attorney confirmed that the board had the authority to do this. **Ed Polewarczyk moved to waive \$11,564.94 in interest on the Koehling Property as noted on the memo from the Town Treasurer. Vote 5-0-0.**

E. Discussion regarding the trailers at the Transfer Station

A memo from Laurie Smith and Ron Lear, Transfer Station Superintendent, outlined the condition of two trailers at the Transfer Station and recent repairs made to them. Lear recommended not spending additional funds to repair the trailers because they have little value at this point, are in poor condition and will not pass inspection. He recommended requesting bids to replace the 1993 trailer and buy or lease/purchase a compactor instead of repairing the 1991 trailer, which will then not be required to transfer the container to West Bath. **Judy Colby moved to request bids to replace the 1993 trailer and to buy or enter into a five-year lease/purchase agreement for a compactor. Vote 5-0-0.**

12. Town Manager's Report

A. The NIMS training will take place in Wiscasset on December 11 from 6 to 8 p.m.

B. Workshops to discuss budget planning and ISO ratings are scheduled for November 20 with the Police Department and December 4 with the Fire Department, both at 6 p.m.

C. Because of the holiday schedule, the selectmen will meet on January 8 and 22 at 7 p.m. An assessing workshop will be held on January 15 at 6 p.m.

D. The policy on including charities in the annual warrant was discussed. In the past when the organizations were listed separately, those approved by voters would be included on the next year's warrant. Only two organizations were approved by the voters in 2012. It was the opinion of several selectmen that donations to these organizations did not belong on the ballot; property taxes should not be used to support individual charities. **Ed Polewarczyk moved that the policy of the board for the 2014 budget preparation is to not accept requests from community organizations. Vote 3-2-0.**

E. One proposal for the listing of the superintendent's office had been received from Nancy Carleton, Carleton Realty. Pam Dunning and Jeff Slack met with her and discussed trends, like sales and use of the property. Carleton recommended putting the property on the market now

and selling it as commercial property because of the layout of the building, and lack of a full bath and kitchen. **Ed Polewarczyk moved to enter into executive session pursuant to 1 M.R.S.A. §405(6)(C) to discuss real estate negotiations. Vote 5-0-0.** The board entered executive session at 8 p.m. **Jeff Slack moved to exit executive session at 8:12 p.m. Vote 5-0-0. Jeff Slack moved to authorize the Town Manager to enter into a one-year contract with Nancy Carleton to sell the superintendent's office for \$139,900 at 8% commission for commercial or 5% for residential. Vote 5-0-0.**

13. Adjournment

AT 8:15 p.m., **Bill Curtis moved to adjourn the meeting. Vote 5-0-0.**