

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
FEBRUARY 19, 2013

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. Approval of Treasurer's Warrant: February 12, 2013 and February 19, 2013

**Judy Colby moved to approve the Treasurer's Warrant of February 12, 2013. Vote 5-0-0. Judy Colby moved to approve the Treasurer's Warrant of February 19, 2013. Vote 5-0-0.**

4. Approval of the minutes of February 5, 2013 and February 11, 2013

**Ed Polewarczyk moved to approve the minutes of February 5, 2013 as amended. Vote 5-0-0. Ed Polewarczyk moved to approve the minutes of February 11, 2013. Vote 5-0-0.**

5. Special Presentations or Awards

A. MDOT Bridge Program Manager Nate Benoit regarding 2013 maintenance project on the Donald Davey Bridge: Nate Benoit described the repairs that will be made to the 30-year old Davey Bridge beginning in April and ending on or before June 14. The concrete will be replaced with asphalt and a waterproofing membrane, and the joints and drains will be replaced. One lane of alternating traffic will occur only on 24 nights; at other times there will be two lanes of traffic moved to one side of the bridge in order to work on the other shoulder. Wyman Simpson has been awarded the \$1.2 million contract. Signs will be placed at the bridge alerting motorists to the planned work. The school department and emergency departments have been informed of the changes. The Station 46 Bridge in Woolwich is also being rehabilitated this year.

6. Appointments

A. Executive Session regarding personnel: **Judy Colby moved that the Board of Directors go into Executive Session pursuant to 1 M.R.S.A. §405 (6)(A) to discuss personnel. Vote 5-0-0.** The board entered executive session at 6:13 and exited at 6:29 p.m. **Bill Curtis moved to come out of executive session. Vote 5-0-0.**

B. Appointment of Luis Serrano: **Judy Colby moved to appoint Luis Serrano as an Ordinance Review Committee member with a term to expire on December 31, 2014. Vote 5-0-0.**

**C. Appointment of Steven E. Christiansen: Judy Colby moved to appoint Steven E. Christiansen as a Cemetery Ad Hoc Committee Member. Vote 5-0-0.**

## 7. Public Comments

Bill Curtis and Jeff Slack complimented the Public Works Department on the snow removal during the recent storm. Judy Colby added that the Public Works Department was on the phone with school bus drivers who were alerting the department to slippery roads that needed sanding.

Town Manager Laurie Smith said that the agenda listed the time of the meeting as 6 p.m. and newspapers had been so advised; however, the marquee sign had erroneously listed the time as 7 p.m. She said she would speak to the staff about the matter.

## 8. Department Head or Committee Chair Report

**A. Economic Development update with Town Planner, Misty Parker:** Smith distributed an information sheet on economic development, which she defined as not only bringing business into town but also increasing the tax base. Wiscasset's taxable valuation mix is 31.7% commercial and 68.3% residential. The town has furthered the 2011 economic development goals by many activities detailed by Misty Parker.

Parker gave an overview of the economic development activities her department had been involved with over the past year. The activities included business meetings, working with the MDOT on the Bath Road Master Plan, investigating issues at Mason Station, initiating zoning changes, doing market research, giving business assistance, development of a "Guide to Doing Business in Wiscasset," assisting the Chamber of Commerce with business education workshops and the "Buy Local" promotion, completed a commercial land inventory, organized ribbon cutting ceremonies for new businesses, and worked with the new owners of the Wiscasset Raceway. A nine-page Community Profile and Market Overview for Wiscasset has been created to attract a pharmacy to town. The brochure contains information on the trade area, demographics and socioeconomic data and trends, traffic counts, etc.

Parker said that economic development is more than just expanding the tax base; it is providing a great place for people to do business, building a stronger community, providing jobs, creating a place where people want to live and work; and the above activities help make that possible.

With regard to Rynel's move to Brunswick, Smith said that the Select Board had met with Rynel and assured them Wiscasset would do whatever it could for them; however the Brunswick Naval Air Station redevelopment had access to federal funds and incentives which Wiscasset could not offer.

## 9. Unfinished Business

**A. Municipal Building Roof Warranty Claim with IKO Industries:** Smith said that the town had made a claim under the warranty for the shingles on the Municipal Building roof that had deteriorated prematurely. IKO has offered a payment of \$5,082.54 as reimbursement for the 570 bundles of shingles purchased by the town. Smith said the town had three alternatives: accept the payment and receive cash now, join a class action suit if possible, or bring a separate lawsuit. The town attorney has recommended accepting the first alternative, as the other two would be lengthy procedures and might involve legal costs that could exceed the amount offered. Smith said it would cost approximately

\$13,000 to replace the shingles. **Judy Colby moved to accept the offer of \$5,082.54 from IKO. Vote 5-0-0.**

B. Fire Station Building Goal: Bill Curtis said that the equipment in the fire station was about 20 years old and new equipment would not be able to fit into the present building. In addition currently there is no space for administrative work. He recommended that the board consider a appointing a committee to look into location, design and cost of a new facility to be built within three to five years. He also recommended that the board consider a public safety building incorporating fire, police, and ambulance departments. Pam Dunning questioned whether this was a viable option this year while the town was cutting budgets and facing lost revenues. Ed Polewarczyk said he would like to wait for the recommendations of the ISO review process before making any decision. Judy Colby agreed that this year was not the time to discuss this because of budget cuts and asked that this be one of next year's goals.

C. Union Contract between the Town of Wiscasset and the Wiscasset Police Association: **Ed Polewarczyk moved to adopt the contract between the Wiscasset Police Association and the Town of Wiscasset expiring June 30, 2015. Vote 3-2-0.**

D. Union contract between the Town of Wiscasset and the District Lodge #4 of the International Association of Machinists and Aerospace Workers and its Local Lodge S/89: **Judy Colby moved to adopt the contract between the Town of Wiscasset and the District Lodge #4 of the International Association of Machinists and Aerospace Workers and its local Lodge S/89. Vote 5-0-0.**

#### 10. New Business

A. Request to rebate sewer bill, Mary Stead: The house at 91 Bradford Road, owned by Geneva Bolling, was never served by water from either a private or public source. The house was connected to the sewer system but the water connection was never made. The house had been billed the quarterly minimum since 2008. In 2013, Mrs. Bolling died and when the house was sold it was discovered that there was an outstanding sewer bill totaling \$642 which was then paid by Bolling's children. Her daughter, Mary Stead, has requested that the town reimburse her for her half of the sewer bill which was paid at closing even though her mother never used the sewer. **Jeff Slack moved to abate the \$321 in sewer fees to Mary Stead. Vote 5-0-0.**

B. Feed our Scholars 5K Fun Run: Susan Gallagher from St. Philips Church requested the services of two EMTs from 8 a.m. to noon for the 5K Fun Run on May 4, 2013. Funds raised by the run will be one source of funds used to provide weekend food for those children who are in need. Laurie Smith said the church's liability will be covering the event but the cost to the town for two EMTs would be \$100 to \$120. **Ed Polewarczyk moved that Wiscasset provide EMTs to support St. Philips Church 5K Fun Run. Vote 5-0-0.**

The board took a five minute recess.

C. Approval of Pam Shockley and Maine Craft Shack as a vendor on the Main Street Pier: **Judy Colby moved to approve Pam Shockley and Maine Craft Shack as a vendor for the 2013 season on the Main Street pier. Vote 5-0-0.**

D. Kevin Atkins – Consent Agreement with Town regarding Shoreland Zoning Violation: Smith said the town had been working with Mr. Atkins to develop a consent agreement regarding a shoreland zoning violation of cutting of trees. Mr. Atkins suggested that in lieu of the \$10,000 fine it might benefit the town for him to perform community service: helping a soup kitchen, offering professional services, acting as a volunteer at an event or anything the town might suggest. He could offer his printing and promotional products to the town at a wholesale price. A consensus of the board was to not accept Mr. Atkins' offer of community service; legality, cost of town to administer, and lack of precedent were cited.

E. Approval of consent agreement between the Town of Wiscasset and the Department of Environmental Protection: Smith said the town and the DEP had been working on a consent agreement regarding a violation that occurred in 2011 and had reduced the original \$18,000 fine to \$11,000. William Rines said he was not aware of the 2011 violation until 2012 and he apologized for the occurrence. Ed Polewarczyk confirmed that the fine and the pump replacement were within the current budget. Bill Curtis recommended that the town, DEP and the consultant meet regularly to build better relationships. **Polewarczyk moved to authorize the Town Manager to sign the administrative consent agreement in the matter of Wiscasset, Lincoln County Maine – Protection and Improvement of Waters. Vote 5-0-0.**

F. Resolution to adopt flexible spending benefits for employees covered by the MMEHT POS 200 health insurance plan: Smith said the new Maine Municipal Employees Health Trust Point of Service 200 plan would provide savings for the employees, although there is a slightly larger deductible. To adjust for the difference the town has agreed to set up a pre-tax flexible spending account for employees with Benefit Strategies to cover increased costs and co-pays. The employer will contribute \$400 and employees may contribute up to \$1,000. The plan starts April 1 and ends December 31. **Judy Colby moved to authorize the Manager to sign all necessary agreements in the implementation of the flexible spending benefit plan and adopt the attached resolution. Vote 5-0-0.**

#### 11. Town Manager's Report

A. Budget Schedule: Smith offered several possible dates for budget meetings and public informational meeting. The board tentatively decided to meet on March 23 for the budget meeting; the budget committee will confirm the date after their meeting on February 21. A backup date would be March 24. There was a consensus that the public informational meeting be held at 6 p.m. on April 2 before the regular selectmen's meeting and before the selectmen vote on the budget which could occur that same night or later. The required public hearing must be held at least ten days before the Town Meeting in June.

#### 12. Other Business

A. Executive Session regarding the sale of the Superintendent's office: **Judy Colby moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A. §4056)(C) to discuss real estate negotiations. Vote 5-0-0.** The board entered executive session at 8:10 p.m. and exited at 8:35 p.m. **Judy Colby moved to come out of executive session. Vote 5-0-0.**

#### 13. Adjournment

**Judy Colby moved to adjourn the meeting at 8:36 p.m. Vote 5-0-0.**

