

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JUNE 18, 2013

Preliminary Minutes

Tape recorded meeting

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

1. 6 p.m. Deputy Town Clerk will call the meeting to order

Deputy Town Clerk Sue Varney called the meeting to order at 6 p.m.

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

3. Nomination for Chair of the Board of Selectmen

Judy Colby nominated Ed Polewarczyk as chair. Vote 5-0-0.

4. Nomination for Vice-Chair of the Board of Selectmen

Jeff Slack nominated Judy Colby as vice-chair. Vote 5-0-0.

5. 6:05 p.m. Workshop

A. Sea Level Rise Study Results with Lincoln County Planner Robert Faunce: In his Power Point presentation, Faunce demonstrated the impact of sea level rise on Wiscasset, a part of the study the Lincoln County Regional Planning Commission made with funding from the Maine Coastal Program and NOAA and matching funds from the county. The project studied the historic changes in sea levels and predicted the impact of the highest tide or 100-year storm, or both over the next few years on the Lincoln County coastline. The study will help communities in future infrastructure planning. The presentation will be available on town websites in the near future.

B. Review of Proposed Adult Entertainment Ordinance with Misty Parker: At the request of the selectmen, the Ordinance Review Committee had drafted an adult entertainment ordinance, which, if approved by the selectmen, will be presented to the Town for a vote. Misty Parker explained Wiscasset had no restrictions at the present time on any type of adult entertainment. The proposed ordinance, based on the Maine state model, will limit adult entertainment to the Rural and Commercial districts with restrictions based on distance from religious institutions, educational facilities or public recreational areas. Nudity and the serving of alcohol in these establishments will be prohibited. **Pam Dunning moved to approve the ordinance as written. Vote 4-1-0.** The ordinance will be on the ballot in November.

6. Approval of Treasurer's Warrant: June 11, 2013 and June 18, 2013

Judy Colby moved to approve the Treasurer's Warrant of June 11, 2013. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrant of June 18, 2013. Vote 5-0-0.

7. Approval of Minutes: June 4, 2013 and June 6, 2013

Judy Colby moved to approve the minutes of June 4, 2013. Vote 5-0-0. Pam Dunning moved to approve the minutes of June 6, 2013. Vote 5-0-0.

8. Special Presentations or Awards – none

9. Appointments

A. Executive Session regarding personnel: Pam Dunning moved to go into Executive Session pursuant to 1 M.R.S.A. §405 (6)(A) to discuss Personnel. Vote 5-0-0. Judy Colby moved to come out of Executive Session. Vote 5-0-0.

1. Appointment of Timothy James: Pam Dunning moved to appoint Timothy James as a Shellfish Committee Member for a term to expire December 31, 2016. Vote 5-0-0.

2. Appointment of selectmen to committees: In response to Chair Ed Polewarczyk's request, the selectmen volunteered for the following:

Jeff Slack and Pam Dunning – Subcommittee to interview candidates for committees
Judy Colby – Investment Advisory Committee
Ed Polewarczyk – Airport Master Plan Committee
Ed Polewarczyk and Tim Merry - Bath Road Master Plan
Ed Polewarczyk as chair – Warrant signing

Pam Dunning moved to accept the select board duties as presented. Vote 5-0-0.

10. Public Comment

Bill Barnes thanked residents for voting and for supporting the Budget Committee and said he hoped that the Budget Committee and selectmen could work together better in the future. Barnes asked why the town was advertising for an executive secretary when he thought budget reductions would be done by attrition. It was explained that although the hours for that position were reduced, the position was not eliminated; the former executive secretary had resigned.

Bob Blagden welcomed Tim Merry to the board. He said he was disappointed that, while the board had voted to have a special town meeting vote to replace the totaled cruiser, it had then had gone ahead and replaced the vehicle.

Mike Ferrucci said he had posted on the Topix website things he would do if he were running for Town Manager and the full text, which he read, can be found at that site.

11. Department Head or Committee Chair Report – none

12. Unfinished Business

A. Discussion regarding Montsweag Roadhouse sewer connection: Laurie Smith said in 2009 the Town had discussions with Chris Johnston of the Montsweag Roadhouse regarding connecting to the Wiscasset sewer system; however, the roadhouse had instead installed a private septic system. That

system has failed and the roadhouse is again asking whether Wiscasset would extend the sewer line to the Montsweag Roadhouse. The line would be extended 2300 feet, 1600 feet in Wiscasset and 700 feet in Woolwich. Under the previous draft agreement, the roadhouse would pay construction costs, an annual sewer use charge, and hookup impact fee and would create an escrow account to deal with the maintenance issues. The roadhouse would pump approximately 2000 gallons per day. There are two options: It could be a public sewer line which would take a town meeting vote, or a private sewer line which could be constructed by Mr. Johnston. If it were in the State of Maine right of way, the State would require a public sewer. In the future, nearby residences could connect to the sewer line. Buck Rines, Wastewater Treatment Plant manager, supports the connection as the Town has unused capacity. Cost to the town would be \$1 per day and the town would charge \$22 per day. **Pam Dunning moved to authorize the Town Manager to move forward on working up an agreement with the Montsweag Roadhouse. Vote 5-0-0.**

B. Tax acquired property bids

1. 930 Gardiner Road – Mable McAfee: Notices had been sent to abutters. Ed Polewarczyk asked whether the board felt it should have a written policy, as suggested at the previous meeting, and there was a consensus that the board should have a policy to guide future boards. Two bids were received: Glenn McAfee, son of Mable McAfee – \$8,700; Eliza Allison - \$9,554. Judy Colby favored awarding the bid to Glenn McAfee in order to keep the property in the family. Jeff Slack and Tim Merry recommended having a written policy before voting. A motion to award the bid to the highest bidder failed. **Judy Colby moved to award the bid to Glenn McAfee for \$8,700. Vote 3-2-0.** It was the consensus of the board that before acting on other bids, a written policy should be adopted. No bids had been received for the other properties on the agenda. The bids on the DeNovo property are due on July 2 and the board will take action on that bid.

C. Montsweag Brook Dam inspection proposal

Laurie Smith said Wright Pierce had submitted a proposal for conducting an engineering inspection of the Montsweag Dam. The proposal included reviewing available mapping and other information pertaining to the dam, conducting a site visit, visually reviewing the condition and functionality of the dam, developing recommendations, providing a planning level cost estimate, developing a written report and addressing Town comments. The cost of the services will not exceed \$600. Funds could come from the Montsweag Brook reserve fund or contractual services. **Judy Colby moved to proceed with authorizing Wright Pierce to do the inspection of the dam. Vote 5-0-0.**

13. New Business

A. Bid on zero turn mowers - The following bids were received :

	<u>19 hp</u>	<u>22 hp</u>
Jordan Equipment Co.	\$5,580	\$6,780
Kramers	5,295	6,195
Union Farm Equipment (Walker mower)	6,891	7,845
Union Farm Equipment (XMark mower)	no bid	7,287
Jordan Equipment Co. (Gravelly mower)	5,580	6,780
Chad Little (XMark mower)	no bid	7,054

Pam Dunning moved to authorize the Town Manager to award the bid to the lowest qualified bidder. Vote 5-0-0.

B. Issue road name “Duck Pond Way” (located at 518 Lowelltown Road) Carroll and Judith Colby’s property: **Judy Colby moved that the Board of Selectmen approve “Duck Pond Way” as a new 911 road. Vote 5-0-0.**

14. Town Manager’s Report

A. Update on Ethel Barnett Property, 25 Middle Street: Laurie Smith said the locks on the property had been changed and she had contacted two companies regarding an environmental survey. Price would be \$1500; the state requires that asbestos be sent in for analysis. She had visited the property with the Road Commissioner and said that she didn’t see much asbestos but did see lead paint. It was the consensus of the board that the Town should not spend money on testing and although parking is needed in the village, the whole property should be put out for bids after a policy is adopted. A workshop will be held to develop a policy on disposing of tax- acquired properties.

B. Town Meeting Votes and department budgets: The board discussed possible reasons the voters had for voting against budgets and the low voter turnout. The possibility of returning to the open town meeting was suggested so that voters could discuss individual budget items and still have a secret ballot. The Town Manager will meet with department heads regarding budgets that were not approved by the voters. The board will hold a workshop with the Budget Committee on July 2 at 5 p.m.

In order to hold a referendum vote on a revised budget on September 10, the board will vote on budget amounts on July 16, and giving the Budget Committee a week to act on the budget, the warrant will be signed on July 23. That schedule will allow the Town to make a tax commitment early in September and send out tax bills the last week in September.

Rick Scanlon has asked permission to sell his photography rather than crepes on the pier. The Waterfront Committee has approved the request. **Pam Dunning moved to approve the change from crepes to photography. Vote 5-0-0.**

USDA has given Wiscasset approval for a water and wastewater \$974,000 loan and \$226,000 grant for upgrades in the village and pump stations. Acceptance will require a town vote. Interest will be no higher than 2.75% for a 29-year repayment at less than \$50,000 per year. The board will examine all options for repayment.

15. Other Business

Executive Session regarding personnel and labor negotiations: **Judy Colby moved to go into Executive session pursuant to 1 M.R.S.A. §405(6)(A) to discuss Personnel and labor negotiations. Vote 5-0-0.** The board entered executive session at 8:30. **Judy Colby moved to come out of executive session at 9:35 p.m. Vote 5-0-0.**

16. Adjournment

Judy Colby moved to adjourn the meeting at 9:36 p.m. Vote 5-0-0.