WISCASSET BOARD OF SELECTMEN,

BOARD OF ASSESSORS AND OVERSEERS OF THE POOR

FEBRUARY 16, 2016

 Tape recorded meeting

Present: David Cherry, Judy Colby, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and

Town Manager Marian Anderson

1. Call to Order

Chairman Ben Rines, Jr., called the meeting to order at 6 p.m.

2. Pledge of Allegiance to the Flag

3. Public Hearings – none

4. Approval of Minutes

**David Cherry moved to approve the minutes of February 2, 2016 as amended. Vote 5-0-0.**

5. Approval of Treasurer’s Warrants

A**. Judy Flanagan moved to approve the payroll warrants of February 5 and 12, 2016. Vote 5-0-0.**

B. **Judy Colby moved to approve the accounts payable warrants of February 9 and 16, 2016. Vote 5-0-0.**

6. Assessors’ Business – none

7. Special Presentations or Awards – none

8. Appointments – none

9. Resignations – none

10. Public Comment

In response to Marty Fox’s question regarding the town’s progress with ReVision, Town Manager Marian Anderson said the board should have documents to review mid-March and it is expected to be on the June town warrant if the selectmen approve.

Jenny Gray asked for a copy of the warrant regarding ReVision, and was advised Wiscasset’s warrant has not yet been prepared but wording of the warrant articles for other towns would be available in the office.

11. Unfinished Business

A. Special Town Meeting – The Town Meeting warrant will be prepared for signatures on Wednesday, February 17, to be posted February 18. Although there will be space for the Budget Committee’s recommendation, no recommendation had been received. **Ben Rines, Jr., moved to set a special town meeting for February 25 at 7 p.m. in the meeting room. Vote 5-0-0.**

B. Sale of Real Estate: Sherri Dunbar said she had received an offer on the town’s land next to the Shell station on Route 1; however, there were several contingencies that could cause concern and a counter-offer might be advisable. Judy Flanagan and Judy Colby recommended discussion in executive session. Dunbar also said that the listing on the primary school expires February 22 and she would like to keep the property on the market, as she has been having discussions with several parties. Todd Souza asked that the division of the property be discussed before renewing the listing. **Ben Rines, Jr., moved to meet on February 25 at 5:30 in executive session in the municipal building. Vote 5-0-0. Jeff Slack moved to extend the primary school listing for an additional six months. Vote 5-0-0.** Dunbar will provide details regarding the Route 1 property to the board before its executive session.

C. Maine Service Center Coalition Membership: There was a consensus to not contribute to this organization.

D. Hesper and Luther Little: Robert Cronk, a tech teacher at the high school, whose students refurbished the cannon, has expressed interest in a project dealing with the Hesper and Luther Little. It was the consensus of the board to invite Cronk to a future meeting to hear his ideas for the remains of the two ships.

12. New Business

A. Review of H. M. Payson Investment Accounts: Daniel M. Lay, Managing Director, said the Town’s portfolio had done well; 60% of the funds were invested at the end of the year. At the beginning of the fiscal year on July 1, 2015, the value of the portfolio was $13.8 million which had generated $165,000 in income over the six month period. Lay explained the board’s guidelines which recommend withdrawing each year 2.5% to 4.5% from the account based on the average of the account over a period of several years. Steve Mehrl explained that the policy recommended taking at least 2.5% from the account in order to fund the capital improvement account without those costs coming from taxes. Lay explained the diversity of the portfolio and pointed out the returns on the Town’s investments in the information provided to the board. In 8/31/10 the value of the portfolio was just under $12.1 million and as of 12/31/15 the value was just under $12.7 million; distributions over that period were $3.643 million. In response to Susan Van Alsenoy’s question, Lay said the portfolio was not invested directly in wind or solar but had indirect investments in companies that manufactured components for wind and solar power. Lay also discussed with the board the volatility of the market and the individual stocks that H. M. Payson had invested in for the town. He said the income generated from the account almost equaled that of the annual draw from the account.

B Town Audit Presentation, RHR Smith & Co.: Chris Backman said the audit covered the first year the school was included in the budget. The fund balance at the beginning of the last fiscal year was $1.431 million and, with the addition of the $2 million bond for the RSU withdrawal costs, ended up at $450,000 at the end of the year instead of the anticipated ($1.414 million). The school fund balance is $787,000 which is to be used exclusively for the school. The surplus and the use of discretionary funds within the surplus were discussed as well as the departmental overdrafts and the method of covering them. Current policy is to use a bottom line budget rather than line item budget, and as long as the bottom line is not negative, the budget is not considered overdrawn. Backman was invited to assist with the next budget.

C. MaineDOT win 22508.00 Route 1 at Birch Point cooperative agreement

D. MaineDOT win 22509.00 Route 1 at Route 144 cooperative agreement

Marian Anderson said impact fees paid by Shaw’s at the time of its approval will be used in the upgrade of Route 1 intersections at Birch Point Road and Route 144. **Ben Rines moved to authorize the Town Manager to sign all agreement with the MDOT regarding Route 1. Vote 5-0-0.**

E. Bid Opening, Wiscasset Community Center roof replacement: The following bids were received:

Name Amount

Tecta America $187,900

Roof Systems of Maine 197,655

Saco Roofing 277,807

Kevin W. Smith & Sons 246,000

LGR 1, Inc 230,000

H. W. Demmons 212,550

D.H. Pinnette & Sons 290,118

G. R. Roofing 219,500

Hahmel Bros. 217,360

**Ben Rines, Jr., moved to turn over the bids to the Town Manager and Recreation Director to be brought back with a recommendation at a later date.** Todd Souza said $150,000 had originally been budgeted and the bids were broken down into three amounts so that part of the work could be completed if necessary with the approved funds. With regard to the land on Route 27, Souza said he had not seen the survey, but had recommended that the land at the top of the hill connecting to the trails be kept by the town. He said that Sherri Dunbar should be advised by the selectmen of the acreage to be sold. Vote 5-0-0.

F. Larrabee Fund Request - $500 for Diversity Day musician: Jeff Slack moved to approve the request for a Diversity Day presentation. David Cherry said the request did not help maintain the band, a requirement of the Larrabee Fund bequest. The request had not been recommended by the school board. The motion failed on a 1-3-1 vote with Cherry, Flanagan and Rines opposing and Colby abstaining.

13. Department Head or Committee Chair Report

Todd Souza, on behalf of Winterfest, thanked the sponsors: Chewonki Foundation; Perry Scholarship Committee; Library story time; Conservation Committee; Wiscasset Student Council; and the Fire, Ambulance and Police Department staff.

14. Town Manager’s Report

Marian Anderson updated the board on new hires – the town planner, Public Works mechanic Ted Snowden, and Harbormaster Preston Dunning – and the airport website

She reminded the board of the public meeting on March 8 at the Community Center on the MDOT’s first overview of ideas to address downtown traffic.

Anderson said a final decision on the EMS director has not been made pending salary negotiations.

An insurance adjuster is expected on February 17 to address the broken pipe damage at the primary school. The break occurred in an area that was previously problematic and ceiling tiles, insulation and carpet will have to be removed. The leak did not occur in the area leased to Lincoln Health.

15 Adjournment

**Judy Colby moved to adjourn the meeting at 8:20 p.m. Vote 5-0-0.**