

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MARCH 15, 2022
VIA ZOOM AND IN PERSON

Present: Kim Andersson, Pam Dunning, Terry Heller, Vice Chair Dusty Jones, Chair Sarah Whitfield, and Town Manager Dennis Simmons

Chair Sarah Whitfield called the meeting to order at 6 p.m.

1. Approval of Treasurer's Warrants

- a. **Terry Heller moved to approve the payroll warrants of March 4 and March 11, 2022. Vote 5-0-0.**
- b. **Terry Heller moved to approve the accounts payable warrants of March 8 and March 15, 2022. Vote 5-0-0.**

2. Approval of Minutes

- a. **Pam Dunning moved to approve the minutes of March 1, 2022. Vote 5-0-0.**

3. Special Presentations or Awards - none

4. Committee Appointments – none

5. Public Hearings

- a. Liquor Licenses: **Pam Dunning moved to open the public hearing at 6:05 p.m. Vote 5-0-0.** There was no discussion. **Pam Dunning moved to close the public hearing. Vote 5-0-0.** **Pam Dunning moved to approve the liquor licenses for Bickford Inc., DBA Midcoast Provisions, 65 Gardiner Road and Maine Tasting Center, 506 Old Bath Road. Vote 5-0-0.**

6. Public Comment on Non-agenda Items – none

7. Department Head or Committee Chair

- a. Letter from Waterfront Committee Chairman Susan Robson
- b. See submitted reports

8. Unfinished Business

- a. Maine Art Gallery Lease: Terry Heller said that although the attorneys for both the Town and the art gallery agreed on the terms of the lease, not everyone might agree. In response to Pam Dunning's question about the possibility of the gallery paying taxes, Dennis Simmons said taxes were not even considered and referred to the 60-year history with the art gallery and its stewardship of the building. The building is assessed at \$188,700 and taxes would be \$3,789 per year. Terry Heller said it was wrong-spirited to tax the gallery as the value of the gallery was greater than any tax assessment. Regarding

exterior repairs, Simmons said that because it is a town building, it would be the town's responsibility; however, the gallery could apply for grants for that purpose. Kim Andersson supported the lease as an investment in the future. Sarah Whitfield, in favor of the lease which would allow the gallery to apply for grants, suggested a review of the lease every five years. Under the proposed lease the gallery would be responsible for both interior and exterior of the building. Pam Dunning said it would be helpful to have an annual financial report and budget from the gallery. Dusty Jones recommended including the suggestions in the draft lease and discussing it at the next meeting.

Jim Kochan distributed a page of suggested changes or additions to the draft lease concerning financial matters such as requiring copies of tax returns, annual reports, and financial statements, and requiring copies of the current constitution, bylaws, list of officers and directors, business license and current Maine resale number. Further suggestions included revised sections on repairs or alterations of the building and insurance.

Kim Dolce echoed the board's request for financial information each year. She said the gallery had funds to hire a director and takes a percentage of sales. She added that it would be important to know if the gallery still had a 501c3 status.

The lease will be on the next agenda. (Kim Andersson left the meeting at 6:35 p.m.)

b. Ameresco Net Energy Billing Agreement: **Pam Dunning moved to authorize the Town Manager to sign the Ameresco Net Energy Bill Agreement. Vote 4-0-0.**

c. Bid Opening Old Ferry Road Stream Crossing culvert replacement: A bid from Hagar Enterprises for \$1,923,000 was received. **Pam Dunning moved to reject the bid. Vote 4-0-0.**

9. New Business

a. Corrected Bill of Sale for a 1995 Pine Grove mobile home located at 297 Old Bath Road: **Pam Dunning moved to approve a Corrected Bill of Sale for a 1995 Mobile Home located at 297 Old Bath Road to the Secretary of Housing and Urban Development. Vote 4-0-0.**

b. Island Institute Broadband Grant: **Dusty Jones moved to accept the Island Institute Grant of \$7,500.00 for the Town of Wiscasset Broadband Committee. Vote 4-0-0.**

c. Discussion regarding EV (Electric vehicle) charging stations: Dennis Simmons said he was in favor of the stations and suggested that the board not wait a year to make a decision. The charging stations provided by Greenspot will cost the town nothing and the company will share profits with the town as well as creating the engineering design, providing customer service, and providing outreach marketing service. The Town Manager will investigate the matter further including possible locations on town property.

d. Discussion regarding the use of Scout Hall for public access restrooms: Pam Dunning asked whether upgrades to the building would be necessary and if so, at what cost. After discussion on location and cost of current facilities, there was a question about the DOT plan six years ago for restrooms and boardwalk between the piers, and discussion of locations for future facilities such as those proposed by the Waterfront Committee, **Pam Dunning moved that the public restrooms at the Scout Hall be open**

to the public. Vote 4-0-0. Future discussion on capital projects will include the possibility of additional facilities.

e. Discussion of showing support for Ukraine by displaying Ukrainian flags: Terry Heller said she had located blue and yellow banners that could be displayed on new flag posts like those used for Schoonerfest; the banners would say "Wiscasset cares". **Pam Dunning moved to approve the idea of hanging the banners. Vote 4-0-0.**

10. Town Manager's Report -none

11. Other Board Business

At 7:23, **Pam Dunning moved to enter executive session pursuant to 1 M.R.S.A. §405 (6)(E). Vote 4-0-0.** Pam Dunning left the meeting at 7:42 p.m. **Terry Heller moved to exit executive session at 8:07 p.m. Vote 3-0-0.**

12 Adjournment

Terry Heller moved to adjourn the meeting at 8:08 p.m. Vote 3-0-0.