

WISCASSET SELECTBOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
MAY 3, 2022
IN PERSON AND VIA ZOOM

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

Absent: Pam Dunning

Chair Sarah Whitfield called the meeting to order at 6:03 p.m.

1. Pledge of Allegiance

Sarah Whitfield acknowledged Larry Gordon and the incredible service he had given to the Town. She asked for a moment of silence and to dedicate the meeting to him.

2. Approval of Treasurer's Warrants

- a. **Terry Heller moved to approve the payroll warrants of April 22 and April 29, 2022. Vote 4-0-0.**
- b. **Terry Heller moved to approve the accounts payable warrants of April 26 and May 3, 2022. Vote 4-0-0.**

3. Approval of Minutes

Terry Heller moved to approve the minutes of April 19, 2022. Vote 4-0-0.

4. Special Presentations and Awards - Terry Heller reported that Evan Strong would be recognized at the next meeting. Dennis Simmons reminded the board members that it was Town Clerk's week and to show their appreciation for her hard work.

5. Committee Appointments

Terry Heller moved to reappoint Anthony J. Gatti to the Planning Board. Vote 4-0-0.

6. Public Hearings – none

7. Public Comment – none

8. Department Head or Committee Chair

a. Sewer Rates – Rob Lalli, Wastewater Treatment Plant Superintendent: Lalli reported that in the two years he had been superintendent the sewer department revenues have never matched the sewer department budget. He quoted from a letter from Cathy Robinson, Financial Analysis of the Maine Rural Water Association, who reported that as a result of her findings, it was important for the Town to address the need for a full rate increase so that the Wastewater Department can begin to operate

within its financial means. Lalli reported that the depreciation and contingency accounts are not currently being collected for or funded and that capital improvement reserves are currently being budgeted but have not all been sustainable or recovered through the revenues of the sewer department. He quoted the consultant who recommended that the Town increase rates to cover expenses to operate and cover debt service costs, capital reserves and contingency for the department through an increase of approximately 46% over current rates. A public hearing on this matter will be held at a date to be determined.

9. Unfinished Business

a. Maine Art Gallery Lease: Sarah Whitfield said the only change made to the lease since the last meeting was to require financials on an annual basis. **Terry Heller moved to authorize the Town Manager to execute the 20-year lease with the Maine Art Gallery as presented. Vote 4-0-0.**

b. Maine Department of Environmental Waterfront Pump-out grant: **Terry Heller moved to authorize the Town Manager to execute contract for the Maine Department of Environment Waterfront Pump-out grant. Vote 4-0-0.**

10. New Business

a. Cemetery Regulations Update: Sarah Whitfield acknowledged the hard work of the Cemetery Committee in updating the regulations. The regulations will be sent to new and existing owners. **Dusty Jones moved to accept the cemetery regulations. Vote 4-0-0.**

b. Ancient Cemetery Fence – bid opening: The following bids were received:

C. A. Newcomb and Sons	Ameristar montage 2 majestic ornamental fence	\$83,114
Main Line Fence Co.	Ameristar montage 2 industrial gauge steel fence	\$82,300
	Ameristar montage echelon industrial grade aluminum fence	\$53,500

Kim Andersson moved to authorize the Town Manager and Public Works Director to review the bids and award the bid to the lowest qualified bidder. Vote 4-0-0.

c. Set Town Meeting Public Hearing date: **Terry Heller moved to set the Town Meeting public hearing for May 17, 2022, at 6 p.m. at the Community Center for the annual town meeting warrant. Vote 4-0-0.**

d. Bill of Sale – Hannah V. Maloy, (Mobile home located at 285 Birch Point Road, Lot #12): **Terry Heller moved to authorize a Bill of Sale to Hannah V. Maloy for a mobile home located at 285 Birch Point Road, Lot #12. Vote 4-0-0.**

e. Maine Art Gallery – Request for street closure: **Terry Heller moved to authorize the appropriate personnel to close Warren Street on May 7 from 3 p.m. to 8 p.m. for the celebration of the opening of the Maine Art Gallery. Vote 4-0-0.**

f. Removal of dilapidated mobile home (tax-acquired) – Cronk Lane: **Kim Andersson moved to authorize the Public Works Department to remove the dilapidated mobile home from Cronk Lane. Vote 4-0-0.**

g. Approve/Sign the Warrant for May 16th Special Town Meeting to vote on School Budget Cost Centers for the 2022-2023 School Budget Referendum: **Terry Heller moved to approve/sign the warrant for May 16th Special Town Meeting to vote on School Budget Cost Centers for the 2022-2023 School Budget Referendum. Vote 4-0-0.**

11. Town Manager's Report

In addition to items discussed during the meeting, Town Manager Dennis Simmons reported that the DEP had awarded the Town a \$27,000 grant for the harbor boat pump out.

Work at the Mason Station ash ponds continues – hazardous material from the pump house has been abated and demolition of the building is scheduled for May 27. Sludge and liners from the ponds have been removed and soil samples have been obtained to ensure no contamination occurred. The ponds will then be backfilled and the remaining on-site infrastructure will be demolished.

The Army Corps of Engineers has issued a permit for the Old Ferry Road crossing.

12. Assessors' Business

Dennis Simmons pointed out in his annual report that the town has not had an evaluation since 2007 and in view of rising property values, a revaluation is needed.

13. Other Board Business

Dennis Simmons asked, in view of Rob Lalli's report, that the board set a date for a public hearing on sewer rates. **Dusty Jones moved to hold a public hearing on sewer rates on June 7, 2022. Vote 4-0-0.**

14. Adjournment

Kim Andersson moved to adjourn the meeting at 6:42 p.m. Vote 4-0-0.