

# Minutes of Board of Selectmen Meeting

5:30pm executive session Wednesday June 19, 2013 in Town Hall

6:30pm start of regular public meeting

(Agenda was created June 14 and revised June 18, 2013)

Board members/Staff Present at executive session meeting:

X Selectman Bruce Wyman    X Selectman Bonnie DuBien    X Selectman Bruce Hanson  
     Selectman Craig Watt    X Selectman Richard Peat    X Town Manager Gary Lamb  
X Town Clerk Roxanne Lizotte

Others: Jack Hart, Jim Abele, Jeff Pomerleau, Matt St. Laurent, Beth Young, Cindy Hanscom and Paul Sikes. Sally Tornquist joined the meeting after 6pm

## **5:30 pm Vote whether to enter executive session pursuant to 1 MRSA, Section 405, subsection 6(A) to discuss a personnel matter with town staff**

- Motion by Bruce Hanson to enter ex. Session. Motion seconded by Bruce Wyman and motion approved on 4-0 vote. Ex. Session began at 5:30pm and ended at 6:21 pm.
- No business was transacted after and as the result of the executive session.

**6:30pm regular Selectmen's meeting begins.** Most staff other than Roxanne and Jeff Pomerleau left. Stephanie Salmi, Maynard and Candy Russell and Charlie Tarsook also attended this meeting.

1. Lamb opened the meeting and went right to agenda item #13 to elect new officers for FY 13/14.

### **New Business - vote in officers for the new fiscal year**

- Motion by Bruce Hanson for Bonnie to be chairman. Motion seconded by Richard and motion approved on 3-0-1 vote with Bonnie abstaining.
- Motion by Bruce Hanson for Richard to be vice chairman. Motion seconded by Bruce Wyman and motion approved on 3-0-1 vote with Richard abstaining.
- Bonnie then moderated the remainder of the meeting.

## **2. Minutes of June 5, 2013**

- **Motion by Bruce Wyman to approve minutes as presented. Motion seconded by Richard Peat and motion approved on 4-0 vote.**

**3. Additions or Deletions to the Agenda - Motion by Bruce Wyman to table dog kennel agenda item. Motion seconded by Bruce Hanson and discussion with police chief ensued. Chief Pomerleau stated even though we don't use the trailer much at all, just having it saves us from having to contract with a kennel which would probably cost us \$1000 or more. Motion to table approved on 4-0 vote.**

**4. Public Comment period - none**

**5. New Business - continued discussion concerning lease/sale/reuse of Greenville Business Incubator space on Spruce Street, and initial discussion on merits of forming an Economic Development Corporation.**

- Lamb stated the Composite Technology Center will probably place a lien on the GBI just so that amount for awning construction is reimbursed to CTC in the event of GBI sale. This is a good idea so this potential payment is known by the next town manager, selectmen, etc in case GBI sells. The awning amount is around \$20K
- Look for more info from the EDC on the idea of forming our own non profit Moosehead Economic Development Corporation, probably an IRS 501(c)(3). The major benefit to such a corporation is that if the GBI does sell, the money we would have to pay back to Dept. Economic and Community Development would be zero because we could give that money to

our own corporation to invest in ED here. Such a corporation can buy, sell, lease or receive property as gifts, enter into contracts and conduct confidential business meetings when necessary. Selectmen and perhaps county officials would initially appoint members. Example of by laws are being reviewed by the EDC and their next meeting is July 19<sup>th</sup> so look for more discussion on this at August 7 or later selectmen's meetings. Town meeting could decide to sell or lease the GBI to the corporation if the town wanted the Corp. to manage or market the property. Selectmen would be required to appoint some or all members depending on geographical area the Corp would cover.

- Are selectmen OK with existing recreational activities continuing at GBI through the summer months? Stephanie Salmi has three different ballet age groups, zumba, and pilates. Fred Maddocks does karate. Sally and Rec use it for father/daughter dances and there are other dinner dances, ballroom dances, etc. There was no objections from the Board so Lamb will work to keep these activities going at the GBI until further notice
- Are selectmen OK with John Pepin continuing to store the autoclave in the GBI until mid Sept, as long as there is no sale or lease forthcoming? The autoclave is disconnected and will not be used, just stored. There was no objection from the Board so Lamb will tell John Pepin he can keep the autoclave there until mid Sept unless a tenant or buyer surfaces and needs the space.

**6. New Business** - vote whether to donate the former dog pound trailer at the airport garage to the local Boy Scout troop for their outdoor recreation gear storage.

- Upon recent investigation, it appears this is not such a good idea per police chief's recommendation... because without this kennel, state law would mandate we have a contract to handle pets. Such a contract could cost us \$1000 or more.
- This agenda item was tabled with the intent that the town will keep the trailer as a kennel.

**7. New Business** - vote whether to solicit bids for 3 year mowing contract for airport, two landfills and roadsides.

- **Motion by Richard Peat to put mowing contract as amended out to bid. Motion seconded by Bruce Wyman and motion approved on 4-0 vote**
- **Lamb will put ad in Messenger and solicit Alan Roberts, Vance Lambert, Andy Hunt, Bill Casey, Bo Howard, Sean Bolen and perhaps other locals to bid.**

**8. New Business** - initial discussion and review of Junction Wharf ADA path bids and possible vote to award bid.

- Bids came in at Callahan's \$54,000, Bowman's \$61,200 and Snowman's \$64780 for paved walk...and pavers pricing another 20-30K higher.
- I recommend we reject all the bids because we only have slightly more than \$40K in remaining funds. Our engineer tells us since we already did formal bids we do not need to do another formal bid per federal grant specs. Instead we can solicit three prices and award from those quotes. This should allow us to get at least one local bid. We can solicit bids without the gate which ranged between \$10,500 and \$30K. We can continue to use boulders instead of a gate.
- This work should probably be done after Labor Day since the mandatory erosion control fencing would be an obstacle to the public.
- Motion by Richard Peat to reject all bids and solicit new bids without any gate and with pavers if possible for under \$40,000. We can continue to use boulders instead of installing a new gate. Motion seconded by Bruce Wyman and approved on 4-0 vote.

**9. New Business - Discussion only** Initial discussion of Ledge Drive property owners request to have town take over ownership and maintenance of Ledge Drive.

- Rose Santos and other owners requested this. I told her selectmen will probably deny this request but they are free to ask and make their case.

- No Ledge Drive owners other than Richard Peat were present
- No motions made but short discussion ensued on road standards and any new roads accepted in the future must first be shown to be built to town standards. Majority informal consensus was obvious re: selectmen do not intend to accept any new roads now. No action taken.

**10. New Business** - vote whether to approve liquor license renewal for Lakeview Lodging, Inc, dba The Lodge at Moosehead Lake, 368 Lily Bay Road

- Motion by Richard to approve license renewal. Motion seconded by Bruce Wyman and motion approved on 4-0 vote.

**11. New Business** - Vote whether to appoint Charlie Tarsook to the Moosehead Sanitary District Board to fill the unexpired term of James Comber who recently resigned.

- Motion by Richard to approve this appointment. Motion seconded by Bruce Wyman and motion approved on 4-0 vote.

**12. Old Business** -

- Per a citizen's request, discuss whether to pursue converting the foreclosed and town owned Wilson Pond lot into a public beach picnic area complete with parking lot, portable toilets, etc
- No formal action taken but obvious unanimous consensus existed in there not being any desire on the part of selectmen to turn this lot into a public beach. Lamb stated there is the possibility the town doesn't even have proper legal deeded access for a fully public facility. This issue is settled and selectmen will continue to try and sell the property. Lamb stated the broker has had 4 interested parties walk the property since snowmelt...but no offers yet.

**13. Town Manager's report** -

- One scrap dealer's telephone quote was \$1000 for each landfill compactor. He since revised in writing that quote to \$1500 per compactor. I still want to speak with 1-2 Canadian firms locals speak highly of re: better offers.
- Landfill closure cost Greenville taxpayers \$1.36 million...all local money. Cindy and I have been working off and on for months to assemble the complete three phase closure submission so we can get \$1,023,922 back over the next decade or so. These funds come from a new one dollar per ton tax on all demo debris statewide...and this tax goes to two dollars per ton in the second year of taxation.
- Bill Fling's cemetery contract is with the cemetery corporation and not the town. Durward Ferland states Bill's staff is covered with proper workman's comp.
- Forklift usage at DPW garage is sporadic but very helpful and improves worker safety when replacing heavy plow gear. Advise if Bd. Sel want to put the forklift out to bid to sell.
- Jamie Robinson is searching for fuel deals for us per the recent award to AE Robinson bid award. Lamb will get an update from Jamie for July 3 meeting.
- Neither Sean Bolen, Malcolm McGraw or Maine Resource Recycling Association know of any 15 or 20 cubic yard second hand rolloff containers we could buy. New ones cost \$4000-\$6000. The board agreed we should continue to shop for a second hand unit.
- Read/review estimate for County towns to join in using the Greenville transfer station
  1. Greenville alone produced 765 tons of MSW (household rubbish) during calendar year 2012
  2. Lily Bay transfer station processed 141 tons, according to County Manager Marilyn Tourtelotte. This includes Beaver Cove, Moosehead Jct. Twp, Big Moose Twp., Harford's Point, Frenchtown, Lily Bay and all other UT's farther north and east (AMC produces quite a bit of trash). This tonnage is about 18% of our first year total.

3. As a rough starting point for discussion with the County, we could consider the 141 tons MSW times our tipping fee of just under \$50 per ton...then add CDD and wood waste estimates...then add a % of our lump sum \$35,000 flat rate contract with Sean for all waste transportation (and his contract would obviously go up)...then add a % of our annual TS construction debt service payment of \$69,209.

So in real rough numbers...

- \$10,000-\$15,000 for add'l tipping fees for all MSW/CDD/wood waste,
- 18% of \$35,000 equals \$6300 for transportation,
- and 18% of debt service equals \$12,500,
- and 18% of TS operating/labor costs of \$60,000 equals \$10,800...
- so a real rough total of the above equals \$44,600 .

4. I have given these rough numbers to the County Administrator so she can compare with her present costs and get back to me.

**14. What's on your mind?** - An opportunity for Selectmen to share questions, concerns, ideas or suggestions - informational only

- Fixed Base Operator Max Folsom along with Mary and Pete Thompson from Fletcher Mountain Aviation asked to address the Board. Max is pleased to announce he and Pete are working on a sale of some of Max's assets at the airport and Pete is interested in being the new FBO. Pete will buy the 60 x 80 hangar, Moosehead Aviation office, and avgas fuel system and tie downs. Pete wants to offer scenic flights and can do so now under his Part 91 authorization. Pete also intends to have a Part 135 authorization by August 1 so he can charter folks into the woods for drop off and pick up. Max would keep the Tee hangars, jet fuel system and continue to provide the same A/P mechanic services. Max asked the Board to create a new lease for Pete and also take out the arrivals building from the FBO leased area. The Board thanked Max and Pete and Mary for attending and Lamb will work on the lease changes and get the Airport Advisory Committee involved asap.
- Lamb was asked to invite Father Kevin Martin to the July 3 selectmen's meeting to discuss winter plowing of the Holy Family Church parking lot

**15. New Business** - vote whether to enter executive session pursuant to 1 MRSA, Section 405, subsection 6(A) to discuss a personnel matter relating to town manager replacement process

- Motion by Richard to enter ex. Session. Motion seconded by Bruce Hanson and motion approved on vote. Executive session began at 7:45 pm and ended at 7:49 pm.

**16. Other New Business** - No business was transacted after the executive session

**17. Adjourn** - meeting adjourned at 7:50pm

Respectfully submitted, Gary Lamb, Town Manager

