

Minutes of Greenville Board of Selectmen Meeting

6:30pm Wednesday August 1, 2012 in Town Hall

Board members/Staff Present at meeting:

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

Others: Luke Muzzy, Mark Doty, Bill Pearson (Piscataquis Observer reporter), Janet Chasse, Jonathon Pratt, Judy Lamb, Jim Abele, Larry Dubien

1. Minutes of July 18, 2012

- Motion by Bruce Hanson to approve the minutes as presented. Motion seconded by Richard and approved on 5-0 vote.

2. Addition or Deletions to the Agenda - none

3. Public Comment period - none

4. Discussion only - routine Fire Dept. update from new Fire Chief John Simko

- John passed out new FD rosters and FD meeting agenda for August 2 2012. He also spoke briefly about dept history and how our department is responsible for 5 Unorganized Towns via agreement with the County.
- John stated the department will need to replace the 1988 rescue van soon, and he thanked Plum Creek staff in attendance for 3 or 4 grants received in the past decade for firefighting equipment purchases

5. Discussion only - overview of Plum Creek Rezoning Plan

- Project Manager Luke Muzzy and Community Affairs Director Mark Doty presenting
- Luke stated he started this plan's review processes in 2005 and has been at nearly every meeting since then for this project. Mark Doty has been with the company (formerly Scott Paper) since 1985
- Luke stated Plum Creek has 11 foresters and several other support staff here in the Greenville Office
- This Plan went through 3 major revisions since its 2005 introduction. He outlined those changes and detailed the conservation easement, affordable housing and stewardship funding details along with a map of the Plan.
- A short question and answer period ensued and the Board then thanked Luke for the presentation

6. Discussion with Action - vote whether to approve land installment contract for previously foreclosed property at 191 Highland Avenue

- Lorri Szafasz, former owner of this property, paid \$1000 last week and is asking for approval for an installment contract to pay \$200 per month and later legal expenses to re-acquire ownership.
- Lamb recommends the BOS approve this contract
- Lorri also paid another \$200 earlier this week...that was unsolicited by town staff
- Motion by Craig to approve this contract. Motion seconded by Richard and approved on 5-0 vote.

7. Discussion with Action - vote whether to support Town Manager's recommendation for new Library Director

- Lamb is pleased to agree with interview committee's recommendation to hire Linda Wohlforth as our new Library Director and would ask the Board to endorse that hiring decision
- Motion by Craig to accept hiring decision making Linda Wohlforth our new Library Director. Motion seconded by Bruce Wyman and approved on 4-1 vote.

8. Town Manager's Report

- What does BOS want for minimum bid (if any) for Wilson Pond shorefront vacant lot? The lot is assessed for \$166K and Roxanne has created the bid package and it is ready to be sent out. GL recommends \$125K...others have said \$100K. Either way, town can accept or reject any and all bids. Sealed bids will be due by August 31 and will be opened at Sept 5th meeting.
- After some discussion, a motion was made by Craig to have no minimum bid at all for this property bid. Motion seconded by Richard and passed on 5-0 vote. Lamb and Roxanne will get the bid package out later this week.
- New Rec Director Sally Tornquist started work officially Monday July 23 after a satisfactory background check was received.
- MMA can now do our background checks for a reasonable fee...with more complete information than doing them ourselves online.
- John Pepin of Pepin Associates would like to suspend purchase talks for GBI building until this winter, and is asking for a one year extension to his lease with same payment terms.
- Pepin currently pays \$1930.36 per month ((\$23,164 per year)
- GBI total annual expenses were \$33,804, less loan payment of \$12,079 = \$21,725 net operating expenses...or \$1439 less than our Pepin lease revenue
- GBI is assessed at \$367,000 for land and building. Doubtful we could sell it for that but we could try. Lamb will put this lease on Aug 15 agenda and will be in packets for Aug 15th meeting.
- Town hall alarm hookup and monitoring as directed by BOS...will cost \$825...unbudgeted for but will pay out of town hall repairs and new equipment line
- Town hall solar update. A temperature probe fell out of the domestic hot water tank, causing the repeat system boilovers. This was not the fault of the solar installers. No problems since then for fire station or town hall...and we hope for observable oil consumption reductions this winter.
- Borrow pit reclamation looks great, and BPL is pleased with the work
- Landfill phase 3 closure is well underway. Gas venting trenches are in process. Material stockpiling is underway and phase 3 should be completed by Labor Day. \$500K loan is available to reimburse us after we first pay the bills and BOS will soon see very large bills coming in for Phase 3 work
- NREC lead in water problems have been solved...but now total coliform is too high per state standards for a public drinking water supply. The NREC well must be tested every month for 12 months...and I do not have an NREC budget line. Do I have the Bd Sel blessing to tell the NREC board I must continue to NOT spend taxpayer dollars for operational expenses at NREC? An unequivocal unanimous yes indication from the Board was obvious. Lamb will try and speak with NREC at their next meeting Wed August 8th to discuss NREC assuming water testing expenses.

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

- Craig discussed the recent Selectmen workshop and economic development effort follow-up. For the August 15th Bd Sel meeting, let's get a report from staff on which existing members of Economic Development Committee wish to continue serving.
- It was stated that it is OK to have a larger committee with the hope of having subcommittees tasked with specific issue research so the entire committee does not have to meet as often

10. Adjourn - meeting adjourned at 7:31pm

