

Minutes of Selectman's Meeting  
June 3, 2014

Members Present: Tiffany Maiuri, Terry Brann (Vice Chairman), D. Scott Taylor (Chairman), Paul Berkey, Jr. and Rhonda Irish (Town Manager) Tom Saviello arrived ½ way through Police Report

Also Present: Ann Bryant, Jack Mills, John Black, Barry Matulaitis, Nick Sabatine, Jamie Madore, Heidi Wilcox, Kaitlin Schrader, Sonny Dunham, Thomas Doak, Martin Ruaine, Chad Abbott

Item #1 Minutes of the Meeting held May 20, 2014

Tiffany/Paul m/m/s to accept the minutes as written; vote: 4-0

Item #2 Public Comment

Terry: It should be anytime that the Public can talk, if you want to set a time, you can do that. Scott explained that the intention is to allow the Public to make suggestions that may show up on the agenda later.

Tiffany: Encourages Public comment and likes the idea that it is brought forth at the beginning of the meeting; it is good for transparency.

Item #3 Awarding of bids for tannery clean up – Nick Sabatine, Ransom Environmental

A. On May 30<sup>th</sup> Ransom opened bids for the cleanup of the tannery site. Five bids were received; the lowest was \$196,367 and the highest was \$519,895. The lowest bidder was EL Vining in Farmington. The references have been checked and they recommend that the Town go with EL Vining. They explained that the bid was actually less than the engineers had expected. Nick explained that there will be a second Public meeting to allow the Public to hear what will happen. They would like to have this happen the same day as the construction meeting. The construction meeting is scheduled for June 24, 2014. If Vining's be awarded the contract they will start in mid-July. Scott questioned if they were aware of the date for substantial completion? Jamie Madore explained that they knew about the late August date and felt that they could do that. Tiffany/Terry m/m/s to award to EL Vining the contract for the Tannery excavation; vote: 4-0.

B. The demo of the lot was not part of the grant, but was listed as alternative bid items and one of the items is for partial take down of the wooden roof. The bids received for demolition had a high bid of \$317,295 (EL Vining) and a low bid of \$89,700 (Cousineau) for a full demo and two bids were received for a partial demo with the low bid belonging to Envirovantage (\$38,0000) and Cousineau for \$55,000. Rhonda will check to see if the bid from Envirovantage was part of being awarded the other bid for site excavation. She would like to talk to a couple of the Board members and bring back the discussion of demo at another time.

Item #4 Police Department Quarterly Report –Chief Heidi Wilcox

- Officer Derek Daly graduated 2<sup>nd</sup> overall in his class of 50 students in his class at the Maine Criminal Justice Academy
- The Police Advisory Committee is working on the speed zone in the area near the Big Apple. They are working to see what they can do to reduce the speed limit.

- The Department is working with other Police Departments to train and is staging a first in the State exercise that may be used as a model for other states. This is a homeland security exercise.

Paul/Tiffany m/m/s to accept the Police Department Quarterly Report; vote: unan

Heidi would like to hire Courtney Krause as a full time Officer. She is currently an Officer for the Carrabassett Valley Police Dept. and has been working as a Reserve Police Officer in the Town of Wilton.

Questions/Comments from the Board included:

Tiffany: I am really pleased to be able to hire someone who has had such positive feedback in the Community.

Scott: Where does she reside? In Farmington

Terry/Tiffany m/m/s to confirm the appointment of Courtney Krause as a full time Officer of the Wilton Police Department; vote: 5-0

#### Item #5 Fire Department Quarterly Report – Chief Sonny Dunham

- There were a lot more calls this quarter (54) compared to the last quarter.
- They have decided to go in with Jay to purchase a rescue tool; this will save both departments on the purchase price of the tool.
- At the Regionalization meeting each department was asked to make a list of their strengths, weaknesses, and threats of their department back to their Boards of Selectmen. Sonny would like to see a lot of the work done in the Chief's meetings; they have gotten a lot accomplished in the past.
- They will be working with the Police Department and will also be working on a training to help with emergencies in the schools. The bomb scare last year showed them several flaws.
- They have taken out an ad in the Maine State Federation of Fire Fighters Convention program for the convention that will be held in Farmington in the fall.

Questions/Comments from the Board included:

Terry: Why does the Fire Dept. go to all of the accidents in Town? 1. If it is a hazmat scene from leaking antifreeze, gas, oil etc. 2. For traffic control, normally there is only one Officer who goes to make the scene safe. They don't actually go to all - just the ones that are necessary for traffic control and hazmat.

Paul: How are we doing on the snorkel? It is ready to go out the door and they will be able to get \$200/ton and they need to give one day notice.

Do they need a driver for the truck? Jeff Rowe has offered to take the truck down, but if it is on a day that he can't do it someone in the Highway Dept. could do it. Scott would rather that the driver not be someone from the Highway Dept. because they are stretched pretty thin.

Terry/Tom m/m/s to accept Fire Dept. report; vote: unan

#### Item #6 Meeting and discussion with three property owners regarding code enforcement dangerous building situations or property maintenance issues

- They are trying to work with different property owners; the owner on Main St has been working on it and has made progress.
- In East Dixfield they are working on cleaning it on their own, the CEO will check in with them and they will continue to work on it.
- Building that caved in: They were sent a letter about the building under the Town Dangerous Building Ordinance. A letter from their lawyer explained that they have

secured the building and they do realize it is a concern. The cave in area has been repaired.

- There are two trailers on the end of the Weld Rd that are currently being cleaned up.

Questions/Comments from the Board included:

Terry: Mr. Williams is our CEO but he has no authority, is this true? He needs to go through the Board.

Is the roof not caved in? It looked like it when I drove by.

She moved the building in 2008 and got a grant for moving it. Who is in charge of the grant and how do we get ahold of them?

Scott: The roof had caved in, or was really close to it. It has been shored up but any construction or remodeling needs to meet the MUBEC code any time it is altered in any way. Rhonda will have Roger meet with them on Thursday and discuss where they would like to go. Do we want them to come before the Board with their plans?

Paul: There should be a time limit on the building permit, this was issued in 2006 and we are now in 2014 this has been going on for 6 years. Scott explained that the building permit has a date requirement for substantial completion. She has told the neighbors that she has plans in place.

Tom believes that we should let the CEO work on it first and then get back to us.

Scott: Downtown someone is demolishing one of their buildings? John Backus is taking down one of his buildings on Cameron St.; He has gotten all of the needed permits.

Terry asked if any more has been done about a junkyard on Rte. 2 that was supposed to be cleaned up 90 days from Oct. Rhonda will have Roger (CEO) talk to him.

Duane Pollis Property

Tiffany: There are no further updates? Rhonda has contacted two contractors that do cleanup work, and would like to know what the Board would like to do with the stuff.

The Board has given him ample time it is time to move forward. Tiffany would like to donate the stuff to a non-profit organization.

Paul: Would we be better off to give it to an organization or just put it in a dumpster; the whole situation is a bad situation.

Terry: Who will clean it up? Rhonda explained that the quickest choice is demo/disposal.

Tom: We need to make sure that the Police have someone with them when the homeowner is served.

Rhonda will work on getting prices for the cleanup this week or next.

Item #7 Forster Mill update and consideration of engineering consultant:

Rhonda has spoken with Adam Mack's lawyers and the mediation date has been moved to October, they don't have any plan so we will be going to mediation. We will need to have a building engineer to say why the building isn't safe. Our attorney has provided information on Rolling Brook Consultants and there needs to be someone hired before August for the Courts.

Questions/Comments from the Board included:

Tom: Do we know how long he has been there? What is the estimate of costs? Do we know how much time it takes? Does he go to mediation or to the trial? We don't want to give the impression of an open checkbook. We need to be prepared if it is determined not to be a dangerous building.

Tiffany: There is nothing we can do to speed it up? No, we are working through the courts.

Scott: let's leave it as it stands to get more information about the building engineer.

#### Item #8 Consideration of Town Foreclosed Property

The property was foreclosed on for both taxes and water/sewer; it was owned by a bank in FL and they have walked away. Anything that the Board does will need to go to a Public Hearing first.

Questions/Comments from the Board included:

Tiffany: Believes it is not worth going to auction, should put it out to bid. Even if we only get \$1 it will put the property back on the tax rolls.

Scott: Should set a minimum bid or the right to refuse any and all bids.

Tom: What would we set for a minimum?

Terry doesn't like the idea of a minimum bid, but would like to be able to reject any and all bids.

Do we stipulate whether the buyer tears it down or fixes it up?

Tiffany: Do we want to say it needs to be fixed up or torn down in a specific period of time after the purchase?

Scott: Structurally it looks in pretty good shape.

Terry: It would take three to four years if we put stipulations in it.

Tom/Terry m/m/s to put it to bid with the ability to accept or reject all bids and needs to have a timeline of when it will be repaired or removed; vote: unan.

The Board will hold a public Hearing and go out to bid.

#### Item #9 Town Fuel Bidding Information

In recent years we are more propane and in the last few years Sonny has talked to companies for bid. We have talked to other Towns to make a joint bid and see; the bids will be opened on June 4 at 2 pm. Rhonda would like permission to enter into a contract.

The bid is for all three Towns and the Livermore Falls water department. Rhonda is working on the fuel bid for the Town Office and Library.

Tiffany/Tom m/m/s to accept a contract with Jay and Livermore Falls; vote: unan

Terry had a question about a piece of property on Rte. 2 where the homeowner is encroaching on Town property and it is believed that the newly erected fence is, in fact, on Town property.

#### Item #10 Manager's Report

Upcoming events and meetings

- Elections on June 10, 2014 polls open from 8 am to 8 pm
- Town Meeting is June 16, 2014 at 6:30 pm and the bar-b-que will be held at 5:30.
- June 23, 2014 will be the Project Canopy meeting at Kineowatha Park
- June 24, 2014 will be the next Selectman's meeting
- July 15, 2014 will be the Selectman's meeting and the fire truck meeting that will be held at Academy Hill School at 6 pm
- July 16, 2014 The Circus will be at Kineowatha

Town Meeting: There has been no official dedication yet, we will do that at Town Meeting

#### Item #11 Signing of Animal Control Contract and County Contracts for Transfer Station and Fire Services

Animal Shelter

There are no increases in the contract. It runs from July 1 through June 30; it is based on a fee of \$1.80 per capita for a fee of \$7,408.80. This fee is only for the Animal Shelter.

Terry/Tom m/m/s to allow Rhonda to sign the Franklin County Animal Shelter Contract; vote: 5-0

#### Transfer Station

The Solid Waste Interlocal contract allows residents from Perkins Plantation and Washington Township to use the Town of Wilton Transfer Station. The Town receives \$3,840 per year for this service. Tom/Terry m/m/s to accept the Interlocal Solid Waste Contract; vote: 5-0.

#### Fire Services

This will allow the Town to come into a formal agreement to provide fire services to Washington Township for a \$2000 payment from the County. Tom/Paul m/m/s to accept the Fire Service agreement; vote: 5-0

#### Item #12 Other Business

Tom: Memorial Day was a success; they were very pleased with the turnout. He would like to thank all of the Departments that were involved in making it a success. The Old Crow Indian Band donated their services for the Parade.

Terry had a few comments

- A. At one time we were told that if there are liens on properties heirs could come back on us later did we find out if that was true?
- B. We did not make a decision on the use of Town trucks Scott questioned if the policy would be a Town wide policy or rather a department by department. Paul thought it would need to be by department because some already have it in their contract.
- C. Town property is being encroached on by a resident who keeps taking more land and that makes it harder to get back. Rhonda would like to know if there was a survey done and do we need to get a survey? Terry has a copy of the deed and the former owners know where the lines are.
- D. The Town Office hours: The Town Office is still closed on Wednesday, Terry has asked both Rhonda and Barbie to get back to him with suggestions and neither of them has done this.
- E. Would also like to see the Town Manager evaluated every year.

Questions/Comments from the Board included:

Tiffany: We did discuss alternate hours, like opening earlier, but based on the information we received we decided to leave the hours alone. She would like to discuss it at a future date.

Tom: Is comfortable with where the hours are right now. He believes that we should put

Terry: when we table something it is talked about for years.

Scott doesn't believe any hours were brought back; but believes that former Selectmen have advocating changing the hours.

Paul: Doesn't remember any hours being brought back, he has heard some complaints in the past, but hasn't heard them recently. He feels that this would be a good thing to discuss during the Public comment.

#### Item # 13 Approval and signing of Disbursement Warrants

Tom/Paul m/m/s to approve and sign the Disbursement Warrants and enter into Executive Session pursuant to 1MRSA Sec. 405(6) 405(6)(A) Highway Union Contract Negotiations

Item #14 Executive Session pursuant to 1MRSA Sec. 405(6)(A) Highway Union Contract Negotiations enter at 8:20 pm

Out of Executive Session at 9 pm

Tom/Tiffany m/m/s to table the discussions on the Public Works Contract; vote: 5-0

Tom/Paul m/m/s to adjourn at 9:01 pm; vote: 5-0