

Minutes of Selectman's Meeting  
June 24, 2014

Members Present: Tiffany Maiuri, D. Scott Taylor (Chairman), Paul Berkey, Jr., John Black and Rhonda Irish (Town Manager)

Also Present: Jack Mills, Barry Matulaitis, Nick Sabatine, Jamie Madore, Kaitlin Schrader, Angela McLeod, Chris Bremner, Bonnie Meunier, Jeanne Lambert, Ben Hanstein, Adam Cote and Dale Roberts

Item #1 Minutes of the Meeting held June 3, 2014

Tiffany/Tom m/m/s to accept the minutes as written; vote: 5-0

Item #2 Election of Chairman, Vice Chairman

Tiffany/Tom m/m/s to name Scott Taylor as Chairman; vote: 4-0 (Scott abstained)

Tom/John m/m/s to name Paul Berkey, Jr as Vice Chairman; vote: 4-0 (Paul abstained)

Tom suggested that next year the Board change the Chair and Vice Chair so as to make a logical rotation of the people who have served on the Board the longest.

Item # 3 Public Hearing - Wilton Tannery – Community Relations

Item #4 Wilton Tannery Updates and Approval of Wilton Tannery contract

Jamie Madore from Ransom explained:

- They are moving the existing Tannery waste near Wilson Stream closer to the Tannery and capping it.
- They have signed a contract with E L Vining to start in mid-July and anticipate finishing in September. They will work the hours of 7am to 7pm.
- They will move Tannery waste on site and anyone on the site will need to have taken 40 hour OSHA training, this will result in the area being a closed site.

Nick Sabatine from Ransom explained:

- There will be large excavators, dump trucks, and dozers on site. Most of the work will be contained within the site; they are able to reuse material from the site.

Questions/Comments from the Board and Audience included:

Tom: Is there concern that the hides contain methane gas? We don't believe so; Jamie will be the engineer on the site and will use instruments to check levels.

Who will be the onsite supervisor? Cam Sennick, an engineering student.

Scott: What is the cover material that will be hauled in? It is a common barrier and a marker layer that will appear underneath that will warn of no excavation.

Tiffany: Would it be a possibility for the Board to take the OSHA training so that they could go on the site? It would be better to set up a visit because it is hazardous for the materials, as well as, the equipment on the site.

Bonnie Meunier: How many years is the cover good for? It is not that kind of a cover, this cover is designed to prevent future users from coming on contact with the material.

Tom/Tiffany m/m/s to allow Rhonda to sign the Tannery contract; vote: unan

Closed Public Hearing 7:12 pm

Item #5 Public Hearing Tax Acquired Property located at 509 Depot Street

The Town has acquired the property through both taxes and water and sewer liens, the former owners were contacted, but did not choose to pay. \$2400 dollars is due for the taxes and

Rhonda is unsure of the amount owed for water and sewer. She has checked with other towns and about whether they ask for minimum bids or not. Livermore Falls and Jay both have a minimum. Rhonda believes that we should try to get some money back on taxes. Once before it was mentioned to include in the ad what the plans were for the property.

Questions/Comments from the Board and Audience included:

Tom: Wouldn't we get the money for the back taxes from the buyer? Not if we didn't cover it in the bid, they are under no obligation to pay the back taxes.

Tiffany: I said that so that we could see that it doesn't just sit. She would like to be able to select the bids based on use; for example if it is going to be home occupied so more people could move into Wilton. If all parts are equal she would like to see that home occupancy would take preference.

Scott: Most bids that go out contain the disclaimer that the Town has the right to accept or refuse any and all bids.

Bonnie: Is the parking lot next to the house part of the property? No it is part of the Forster's property.

Public Hearing closed at 7:18 pm.

Item #6 Consideration of accepting bids for tax acquired property located at 509 Depot St.

Tiffany/Scott m/m/s to put the property out to bid for a minimum of \$2400.

Questions/Comments from the Board and Audience included:

Tom: Do we know what is owed in back water and sewer? Rhonda isn't sure of the amount but it has gone through the entire lien process.

We are telling the water company to write off the money that is owed to them; he would like to know the total value of what is owed.

Tiffany would like to see it back on the tax rolls as soon as possible.

Amended Motion: Tiffany/Tom to put the property out to bid for a minimum of \$2400 with a defined timeline and plan for the property to be 1 year from the date of ownership.

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Scott would like to see what the Town has in it.

Amended Motion: Tiffany/Tom to put the property out to bid for a minimum of \$2400 with a defined timeline and plan for the property to be 1 year from the date of ownership; if this doesn't happen the property reverts back to the Town; the minimum bid is the total amount of taxes, water and sewer, and costs absorbed by the Town; vote: unan

Item #7 Public Comment

A. Western Maine Play Museum: Angela McLeod explained that they will not be asking for any Municipal support now or in the future. Tom asked if they had started fundraising. Their fundraising started on June 1 and they have lots of irons in the fire – none of them can be made Public right now. Tiffany questioned if they were aware of the Efficiency Maine wood pellets? Yes they are, and they are trying to determine the best way to heat a very old building.

B. Jeanne Lambert: Would like to have any and all Committees take up the issue of dogs and kids at the lake, this is an accident waiting to happen. She would like to know if there is a way to keep the dogs separate from the kids. Is there a way to put in a dock area; people use the steps but more of them use the ramp. We can't use the boat landing anymore, so could we say no swimming dogs beyond this point? Is there a way we can talk about it and come up with something? As a point of order Scott reminded the group the area is actually the foot of the lake; the head of the lake is on Pond Rd.

Questions/Comments from the Board and Audience included:

Tom: Can we talk with MMA to see what other Town's do? Rhonda will pose the question on the Manager's list serve.

Rhonda: The Pond Rd boat landing is an option. Dogs are allowed on a leash at Kineowatha, but are not allowed on the beach. When they worked on the Dog Ordinance the Committee that about having hour times, but the Board took this out. Since dogs can't go in the boat dock it has cut down on the complaints but has created another issue.

Jeanne: There needs to be a community conversation, the whole community needs to be part of it. There is no guidance anywhere. She was also curious if there was a way to make sure that the dogs were immunized, so if a person were bitten they wouldn't need to go through the rabies series.

Tiffany: Maybe a dog walk along the head of the lake, there may be some discussions that we can have with that. We could look at it as a recreational area, how could we make this recreational area safer?

Tom: To modify an Ordinance it needs to have some bite and we would have to have a Public Hearing. We could ban dogs at the foot of the lake.

John: Animal Control could check for rabies. This was one of his major concerns when he brought his own children to the lake; he is in favor of looking into it.

Paul: It doesn't even need to be a bite, it could be a scratch.

Scott: Would like to bring in the Blueberry Festival Committee in this discussion. It is probably nothing we can enact this year because of the Public Hearings.

Rhonda will check with other Towns to see what they do. She will also talk to the Animal Control Officer and the Police. She will bring it up to the Rec. Dept. because they oversee the Park.

#### Item #8 Approval of Highway Department Truck bids and Paving Bids

Dale Roberts the Highway Foreman made the following recommendations:

The one –ton cab and chassis to Farmington Ford for \$30,693.00 (with trade) all the parts will be interchangeable with the truck we already have. Tiffany/Tom m/m/s to go with Dale's recommendation of Farmington Ford; vote: unan

Plow, wing and sander Bids: the recommendation was to go with HP Fairfield for the amount of \$33,450.00; the plow bid by Viking was a poly plow. Tiffany/Tom m/m/s to go with Dale's recommendation of HP Fairfield for the plow, wing and sander; vote: unan

Town Office Parking Lot: the recommendation was to go with Davis Paving for a cost of \$8,500 this will be done on July 16 and 17. Tom/Paul m/m/s to go with Dale's recommendation of Davis Paving; vote: unan.

Paving bid for High St.: the recommendation was to go with Bruce Mansir, when all items were considered they were the lower bid. Tom/Paul m/m/s to go with Dale's recommendation of Mansir Paving; vote: unan.

Questions/Comments from the Board included:

Paul: It goes with the one (Ford truck) we already have? Yes, it does.

Scott: Ford trucks are what several people use for work trucks they seem to be the stronger truck.

Even with the differences in the cost of hand placement Mansir is still less in cost? Yes

Tom: What is the schedule for High St? They have already done about 400' and it is going good. They are trying to get as much done as they can before the Blueberry Festival.

#### Item #9 Forster Mill update and consideration of engineering consultant

The attorney keeps asking if it is on the schedule to get one into the building to determine if the building is safe. There was a motion to amend the scheduling deadlines and they are looking to

have the ADR (discovery) moved to October and doing the discovery warrant no later than Dec of 2014. The costs would amount to \$3,000 and up.

Questions/Comments from the Board included:

Paul: There has been an issue with trespassers in the last month

Tom: As long as the Town knows we are working on it.

Scott: I don't like the fee schedule, but it is a necessary evil, hopefully it will be preventative stuff

Tom/Paul m/m/s to hire Roaring Brook Consultants; vote: unan.

Item #10 Appointments of Committees and confirmation of appointments of Municipal offices  
New members are: Stephanie Smith –Recreation, Chris Bremner – Recycling, Jeff Chaisson – Conservation Commission. Paul/Tom m/m/s to accept the new members of the Committees  
vote: unan

There have been two resignations from the Recycling Committee: Sherrill Brann and Alyce Mayo-Lagasse. Russell Black has resigned from the Conservation Commission. There is a need for 1 person for the Board of Assessment Review, 2 people for the Finance Committee and 1 person for the Recycling Committee.

Paul/Tom m/m/s to approve the reappointments for the Planning Board, Conservation commission, Board of Appeals, Recreation Committee, Board of Assessment Review; vote: unan

Tiffany/Tom m/m/s to make the Municipal Appointments; vote: unan a list of these appointments is available in the Town Office.

Item #13 Consideration of study for alternative options for disposal of household trash/recycling and demolition/bulky wastes

Tom will be the Selectman representative of the Recycling Committee. Rhonda and Tom will bring suggestions to the Recycling Committee to start looking at for disposal.

Item #11 Personal Property Abatements

Liens that are placed on personal property are different from other liens. They need to be placed through the State and they need to be placed within 2 years of the date of the lien. You can take them to court after 2 years but sometimes the cost of Court is more than the cost of the lien. The Auditors have a line item for uncollectible items, but this ultimately comes out of the undesignated fund balance. The total recommendation is \$56,477.28.

Questions/Comments from the Board included:

Paul: These are from 2001-2013? We are not abating all from those dates, but those from 2001-2005. The others on the later dates are no longer in business.

Tom: These people are out of business? Most of them are

Why are we writing them off? They are habitual offenders.

Is that \$56,000 for people who are no longer here? Two of them are not: Firehouse Video and Davis Paving. The numbers for Firehouse Video were wrong and they have now been fixed.

If we write off Northeast Paving can we put a lien on the other part? We can take them to court.

Scott: We need to try to listen to the Committees, Treasurer and her Deputy and they say we need to get them off the books.

Tiffany/Paul m/m/s to abate the abatements as written; vote: unan

Item #12 Consideration of Renewal of liquor licenses for Richard L Lafrance, d/b/a Comfort Inn & Suites malt, spirituous and vinous, Hotel – Comfort Inn Liquor License

Tom/Tiffany m/m/s to renew the of liquor licenses for Richard L Lafrance, d/b/a Comfort Inn & Suites malt, spirituous and vinous, Hotel – Comfort Inn Liquor License; vote: unan

Item #14 Manager's Report

- A. The Fire Truck Committee meeting will be held on July 15 to see what to do about the ladder truck that is no longer in service. Sonny, Tom, Rhonda and Tiffany will meet with Farmington and Jay to explore options. Scott explained that the reason at the County level they chose to give more money to the Franklin County Fireman's Association is because they believe that this group is the glue that holds together the working together of local Departments.
- B. The Public Hearing will be on July 15 at the Academy Hill School at 6 pm before the Selectman's meeting at 7 pm
- C. Project Canopy: The meeting on June 23 was attended by about 20 people, you need to show up if you want an input; the people who show up will ultimately have the final say. They are looking at applying for a recreational trails grant. The Conservation Commission has taken a look at this as part of their planning.

Questions/Comments from the Board included:

Tom: We need to make sure the harvest pays for itself, do not look to the Board of Selectmen as a budget item.

John: What is the timeline? Will there be another meeting? All that is planned is just to make a plan this year; it should be ready by fall. Tom doesn't feel a need for another general meeting; Kineowatha is not a unique park.

#### Item #15 Other Business

Tiffany: The Department of Homeland Security through FEMA has released money for Emergency Management activities and she would like to apply for a grant for Emergency Management activities. The application is due on July 16 and the money could be used toward a fire truck. The Board Consensus was to allow her to apply for the grant.

They would like to go live with the new website on July 3; it will still link back to the old website.

- A. Town truck: It was repaired in March and it was covered by insurance. The deductible was taken out of the vehicle expense account.
- B. Town owned Cemetery lot: Rhonda talked to the abutter and he realizes he is on Town owned land, but he doesn't intend to claim ownership is that acceptable?

Questions/Comments from the Board included:

Scott: Are we comfortable with him signing this letter?

Tom: How much has he infringed upon us? Does he graze in an area where we bush hog?

Paul: Would like to know how many acres they are talking about? The letter he signed might not hold up.

John: Do we take his word on where the property line is? We haven't had it surveyed.

The Board may want to look at it and find out where the lines really are.

- C. Blueberry Festival Budgets: Shannon does provide budgets, she met with the Board in September and went over it, and she will most likely do this again this year.
- D. Tax Lien Information: As long as the Town continues to follow the correct lien process with the foreclosure notice there should not be a problem.
- E. Cemetery Committee baseline amount for reserve funds: Tom would like to know what the return is each year and could we use this amount to counteract the amount needed.
- F. CEO issues for Farmington Diner: Roger met with the owner and her attorney and it is not considered a dangerous building. The building is secure and there was never an end date on the permit.

Questions/Comments from the Board included:

John: What determines a dangerous building? Was there a check off list or did he just look at it? When they do the work they will need to get permits that need to meeting the building code. Structurally it is not a danger to anyone at this point. Roger did make some suggestions. Rhonda is not sure if this may be more civil.

Tom: Was there a grant? There was not one for moving that we have been able to find out about. Why don't we send a letter asking her about her plans? The letter should be courteous and matter of fact.

Tiffany: Is there any expiration date that can be used or are we there for perpetuity?

Scott: Does it come under our property maintenance? It is structurally sound.

We have had a large number of constituents who would like to know and we would like to know what her plans are.

G. Is there any change in the Duane Pollis property? He has actually cleaned some of it up.

#### Item #16 Signing of Municipal Quit Claim Deed

The people are no longer there this was paid in 1987, but the Town just never wrote the property off. New people want to purchase the property. Scott questioned where the property is and Rhonda explained that she isn't really sure, but she can call the lawyer to check. Tom/Paul m/m/s to table until they find out where the property is.

#### Item #17 Approval and signing of Disbursement Warrants

Paul/Tom 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 1MRSA Sec. 405(6) 405(6)(A) Town Manager Contract; 1MRSA Sec. 405(6) 405(6)(C) Economic Development; vote: unan Entered at 8:42 pm

Item #18 Executive Session pursuant to 1MRSA Sec. 405(6) 405(6)(A) Highway Union Contract Negotiations 1MRSA Sec. 405(6) 405(6)(A) Town Manager Contract; 1MRSA Sec. 405(6) 405(6)(C) Economic Development;  
Entered at 8:42 pm out at 9:24 pm

Tom/Paul m/m/s to take off the table signing of the Quit Claim Deed; vote: unan. The property is located on the McCrillis Corner Rd. Tom/Paul m/m/s to sign the Quit Claim Deed; vote: unan

Tom/Paul m/m/s to sign the Highway Contract; vote: unan

Adjourn at 9:26 pm