

Minutes of Selectman's Meeting  
July 15, 2014  
Academy Hill School

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

Also Present: Clayton Putnam, Barry Matulaitis, Dennis Landry, Kaitlin Schrader, Ann Bryant, Gil Reed, Joan Reed and Ben Hanstein

Item #1 Minutes of the Meeting held June 24, 2014

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

Item #2 Public Hearing – 2014/15 General Assistance Amendment

This is about Appendix A and the new overall maximums for Assistance

- 1 person increased from \$555 to \$564    2 people increased from \$585 to \$593
- 3 people increased from \$711 to \$720    4 people increased from \$456 to \$467
- People requesting General Assistance who make this amount or higher are not eligible for aid.
- The amount that the Town can help with for food is \$43.95 which is down from \$46.50.

There were no comments from the audience and the Public Hearing closed at 7:11 pm

Item #3 Consideration of Acceptance of General Assistance Amendments

Tiffany/Tom m/m/s to accept the Amendments as proposed.

Item #4 Public Comment

Tom would like to have Rhonda talk with Randy Cousineau about the parking at the Boat Ramp.

Item #5 Water/Wastewater Quarterly Report – Clayton Putnam, Superintendent

- To prepare for the closing of the loan they spent \$3600 on loan counseling, but the rate for the interim financing is lower so they will stay with that.
- They would like to have authorization to get rid of the mixer that they have for compost, as they would like to purge as much as possible as they move ahead with construction.
- There is wood that needs to be removed, can this wood be given away or what would we like to do with it?

Questions/Comments from the Board included:

Tom: Does the wood have to be logged out? Clayton explained that it is right near the road.

Tom doesn't feel that the Department should haul the wood to anyone and that it should be first come/first serve.

Tiffany: Can we put the mixer out to scrap? We would like to get as much money as we can even if we have to part it out.

Paul: The construction on High St. do you have any risers for the water if the street level goes up? We do have some; we will put all new risers in, but believe the elevation of the side walk will stay the same.

You have replaced 2 hydrants, how are the hydrants on High St? Any of the work that needed to be done on High St was done last year.

Tom/Tiffany m/m/s to sell or part out the mixer whatever is the most appropriate; vote: unan

Tom/Tiffany m/m/s to dispose of the wood as Clayton sees fit; vote: unan

Item #6 Consideration of Approval of Wastewater Department Budget 2014/15

- The forming of the budget is always a shot in the dark; because they never know when they are going to take a hit.
- Don't believe that much construction will take place before the 2015 construction season.
- There is a lot of fluidity in the budget, the money comes in and goes out like a yoyo.
- There are increases in the General Administration and Treatment Plant
- There are decreases in the Interceptors and Pumping.
- The revenues are projected to be \$431,000 things are pretty flat
- The anticipated Operations and Maintenance will see a decrease in reserves, but it is believed that \$150,000 is enough. There is money that is available for future debt obligations.

Questions/Comments from the Board included:

Scott: When do you anticipate coming to the Town for \$30,000 again? Clayton believes that it will be fiscal year 2017. The time line of the rate increase and the project are not moving as quickly as they had thought and the need has been pushed back.

Paul: It is a decrease and that is what he likes to see.

Tom: People should be aware that there is a decrease and in time there will be an increase.

Clayton explained that originally they had anticipated a rate increase in the next year after the first one; he doesn't like to raise money that we are not using. Clayton continued to explain that if they had raised the rates 5% since 1998 they would have only been able to accumulate \$395,000 and then the Department would have been penalized so they wouldn't have gotten the grants that they did. Once the contract on Phase II is signed they will be spending money.

Scott: The Government penalizes them for having for having money in bank? The Department was down to \$80,000 and they still had to tell RD that they would spend some money outside of the project to get more points toward the loan.

Paul/Tom m/m/s to accept the sewer budget; vote: unan

Item #7 Opening and Consideration of awarding bids for the Tax Acquired Property located at 509 Depot St

At the last meeting it was decided to have the minimum bid be the amount owed for taxes, water and sewer. It also included the request to know the future plans for the property. This amount for the minimum bid was \$7,000.

Questions/Comments from the Board included:

John: Do we reduce the amount or study the timeline of plans.

Tiffany: We could entertain bids with the caveat that we have the ability to refuse any and all bids see what comes in and is it a reasonable offer.

Scott: Has the Assessor changed the valuation of that property? He would like to have the proposed value and taxes of just what the real estate would be.

Tom/Tiffany m/m/s to table until the next meeting until they receive the information that was requested; vote: unan

Item # 8 Consideration of creating a Tax Increment Financing District and Credit Enhancement Agreement at Western Maine Development site, 128 Weld Rd

Last year the Town expanded the Comfort Inn TIF to include the Tannery and created a Downtown TIF. The Credit Enhancement Agreement would allow for a certain percentage of the taxes to be returned to the owners and a certain percentage to be used by the Town for special projects. In order to do this we would need someone to create the District and to create the financing. The money to do this may come out of the Comfort Inn TIF or perhaps out of this

TIF as money we will put out up front. Gil Reed explained that he could not go into specifics about the project but this would be very beneficial to the tenants at that building. When this was all done it would be a great opportunity for Wilton and is a potential long term tenant.

Questions/Comments from the Board included:

John: What would the cost be? The cost is between \$10,000 and \$15,000 and would require a Special Town Meeting.

Tom: We should have done this before.

Tiffany: We should do this because an assessment on the TIF district is not included in our assessment so they won't increase our valuation.

Paul: Is there enough money in our Attorney Fees Account? The TIF can be financed by the present TIF.

Are the taxes going into the TIF all of the tax dollars for that company? There is a set base line that the company pays in taxes and this amount is always paid in taxes. Any changes that are made to the value above that baseline amount doesn't get an extra tax. In a Credit Enhancement Agreement the owners get a percentage of the taxes back and the Town gets a percentage of the taxes.

What would the term be? That would be negotiated.

Tom/Paul m/m/s to proceed with creating a Tax Increment Financing District and Credit Enhancement Agreement at Western Maine Development site, 128 Weld Rd; vote: unan

Item #9 Catering Permit – Calzolaio's Pasta Company – to be held at Chamber Business after Hours at Expenet, Wilton

- A. Tom/Tiffany m/m/s to approve the Catering Permit for Calzolaio's Pasta Company – to be held at Chamber Business after Hours at Expenet, Wilton
- B. Catering Permit – Calzolaio's Pasta Company to have an outside seating area in the parking lot during the Blueberry Festival
- C. Tom/Tiffany m/m/s to modify the motion to include approving the permits for both items; vote: unan

Item #10 Appointment of Committee Member for Board of Appeals –Brandi Manning

Tom/Paul m/m/s to appoint Brandi Manning to the Board of appeals; vote: unan

Item #11

Manager's Report

- A. Propane, diesel, fuel prices: The bid for propane went out with Jay and Livermore Falls and the price dropped from \$1.995 to \$1.74 this year. The heating oil and diesel bids went with RSU#9 and the diesel will come from CN Brown (the price went up .003) and the propane will come from Downeast Energy. Dennis Landry questioned how long our license was for our buried tanks because they must be close to the age to consider something. Rhonda explained that we pay for the tanks to be inspected every year.
- B. Wilton Tannery Update: They are mobilizing for wood cutting this week and should start to get moving.
- C. Forster Mill Update: On either September 19 or 22 will be mediation with the owner. The Consultant has done his report since the last meeting the building is fairly unsafe and there is very little salvage. The Consultant met with the Code Enforcement Officer, the Town Attorney and the Fire Chief.
- D. Pollis update and Main St. properties: The owner has been doing some cleanup; the vehicles and the boat have been removed.

Questions/Comments from the Board included:

Scott: He is making an attempt and he would like to give him a chance, unless he stops improving the area.

Have there still been complaints? The Police are handling those complaints.

Tom: It could be a good idea to send him a letter about what the Board has decided and thank him for what he has done.

- E. Main St Properties: A downtown property has been taken down and another will be taken down the weekend of July 19<sup>th</sup>. Some homes have been doing improvements on their properties. Rhonda questioned if the Board would like her to contact the owners of the vacant properties on Main St and ask them what their intentions are.

Questions/Comments from the Board included:

Tom: You should send a note because of our Property Maintenance Ordinance; it could be a nice letter.

Scott: He met with John Backus and John is really making a great effort to come up to the code of the Property Maintenance Ordinance, which they have asked him to do.

- F. Blueberry Festival –close boat launch Aug 1 for boat rides: FOWL would like permission to close the boat launch on August from 12:30 to 4pm and it will be closed fairly early on August 2 for fireworks. Tom/Paul m/m/s to close the boat launch at these times; vote: unan.

- G. Road Races at the Blueberry Festival: The kid's race will start at Cushing and the Road Races will start at the Highway Garage. Rhonda believes that the Weld Rd will be closed and is unsure about Main St.

Scott asked that the information about both the boat launch and the closing of Weld Rd. be posted in advance so that people will know. FOWL will let people know about the Boat Launch.

- H. The Police Vehicle Bids have been sent out so that they can get prices back for the Board to discuss.

- I. Transfer Station: part of the Capital Improvement Plan for the Transfer Station included plans for the purchase of another open top container the cost would be \$5,000 with a cost of \$700 shipping. John questioned what we would do with the old one. Tom/Tiffany m/m/s to move forward and have the replacement dumpster delivered; vote: unan.

## Item #12 Other Business

- A. Town owned Cemetery Land: This land is located on Rte. 2 headed west on the uphill side of the road before the Pond Rd. The land was donated to the Town specifically to be used as a cemetery. One of the neighbors of the land is using it for a cattle pasture. The fence has been moved.

Questions/Comments from the Board included:

Tiffany: How much has the fence been moved? It has been moved about 25 feet from last year.

Tom: We want to clean it up one way or the other. Use it or move it back.

Paul: Squatter's rights over a period of time, if the Board tables it and it doesn't get brought back up. If the opportunity comes we should make him get off for a bit.

### Suggestions for Cattle Grazing

John suggested Cattle grazing fees that would save the Town money on bush hogging fees and grazing usually is charged at \$30-\$40 an acre. He could find out from other farmer's what the amount would be.

Tiffany: Would like to hear about cattle grazing fees and then he wouldn't be able to have squatter's rights, they would be leasing the land.

Tom: See if he is interested in leasing the whole lot and if not he needs to get off from it.

- B. Consideration of public dead end roads to private roads: Tom felt that he was not interested in pursuing this issue because the Board did a good job in 2007 and nothing has changed since then. Tiffany added that there are many other issues that need to be

discussed. Tom/Tiffany m/m/s that this particular Board will take no action on closing Public Roads; vote: unan

- C. Town Office Hours: Tom/Tiffany m/m/s to leave the Town Office hours the way that they are, this Board won't consider it unless there are complaints; vote: unan
- D. Dog Issues at Parks, Swim Areas: This was brought up at the last meeting during Public comments, Rhonda put it out on the list serve and received only one response and this town had a designated area. The Recreation Committee will take this up at their next meeting.
- E. Request to put a SLOW CHILDREN sign on Union St.: Tom would ask that the Board not take any action at this time and do some research so they are consistent with all of the requests. Paul explained that it is an in town road so the speed should only be 25 mph.
- F. The New Town Website was launched on July 3 and was truly a community effort. Tiffany wanted to thank Susan Atwood for all of her photos and assistance. The website will be usable on all electronic devices. Tom wanted to thank Tiffany and Rhonda for all of the work and effort that went into the website. ([www.wiltonmaine.org](http://www.wiltonmaine.org))

#### 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) Police Union Contract Negotiations 1MRSA Sec. 405(6) 405(6)(A) Town Manager Contract and personnel; vote: unan

Item #18 Executive Session pursuant to 1MRSA Sec. 405(6) 405(6)(A) Police Union Contract Negotiations 1MRSA Sec. 405(6) 405(6)(A) Town Manager Contract and personnel

Entered at 8:30 pm

Out of Executive Session at 9:12 pm

Adjourn