

Minutes of Select Board Meeting  
June 5, 2018

Members Present: Tiffany Maiuri, David Leavitt, Ruth Cushman, Keith Swett and Rhonda Irish (Town Manager) Absent: Jeff Adams

Also Present: Jack Mills, Charlie Lavin, Amber Kapiloff, Liz Marquis, Loyal Sewall, Ron Aseltine, Terry Smith, Keith Schinzel

Item #1 Minutes of the Meeting May 15, 2017

Keith/Tiffany m/m/s to accept the minutes as written; motion withdrawn, item tabled because there was not a quorum of members from that meeting.

Item #2 Public Comment

The Town Report was dedicated in memory of Peter Chamberlain.

Charlie Lavin explained that the Golf Course has more clientele and there are more people who are accelerating near that area. Could we contact DOT? Rhonda will send them an email.

Item #3 Consideration of Awarding of Bids for Tax Acquired Properties

565 US Route 2 LLC: We could not locate the owner until after the bids were put out. The owner has put in a minimum bid; can it go back to the owner before we open the other bids? Questions/Comments from the Board and Audience included:

The owner was represented by Ronald Aseltine and it was explained that the owner (Loyal Sewall), admits that he didn't keep us informed of his address and will pay up all of the money that is owed. The LLC could accept the Municipal Quit Claim Deed. Mr. Sewall wishes to reside at that property by September. It is appropriate given the nature of the error for the Board to do this.

David: Without knowing what the other bids are, would like to be able to recoup all of the costs that we lose. Mr. Aseltine explained that Mr. Sewall was willing to pay the Town's costs.

Tiffany: The Board could refuse any bids other than this one. The overdue taxes were \$6.96, everybody can make a mistake and this was a mistake.

Keith: How do we have the authority to do this? The lien process allows us to sell the property back to the prior owner.

The understanding was that with the bid process it would go to the highest bidder and if that didn't go through we would work with the owner. It was explained that the Board rejected all other bids on this property.

Terry Smith: He made the minimum bid? Yes, the payment of taxes and the additional Town costs.

Ruth/David m/m/s to accept the previous owner's effort, accept the check that will pay the account in full, sign a Municipal Quit Claim Deed and not open any other bids on this property; vote: unan

Map 25-53

\$2,301 Daniel Herrin

\$2,000 Gail & Robert Tourtelotte

\$2,000 Ronnie Owens

Map 26-25-13

\$3,000 Lance Adams

\$2,000 Ronnie Owens

\$2,000 Therese Pinette

\$1,786 Daniel Herrin

Map 4-96	Map 10-20-K	Map 10-20-F
\$3,002 Daniel Herrin	\$2,000 Ronnie Owens	\$2,000 Ronnie Owens
\$3,000 Ronnie Owens		
\$2,270 David Weeks		

Winning bidders have ten days to return the fees.  
Ruth/David m/m/s to award the bids to the highest bidders; vote: unan

Item #4 Consideration of Liquor license (Malt, Vinous, Spirituous) for Maine Hotel Management, d/b/a Comfort Inn and Suites, Wilton  
There have been no issues or problems and they have paid all of their taxes.  
David/Keith m/m/s to approve Liquor license (Malt, Vinous, Spirituous) for Maine Hotel Management, d/b/a Comfort Inn and Suites, Wilton; vote: unan

Item #5 Watershed Plans update: Wilson Lake Watershed Protection Project, Phase I; Varnum Pond Watershed Based Protection Plan; Varnum Pond Source Watershed Protection Grant  
There was a Watershed Study done on Varnum Pond, Wilson Lake, and Pease Pond. Varnum Pond was identified as having several things that were later broken down into high priority and low priority items. \$69,000 was given as a grant and the Town is going to do some road work with it. Some will be done on the Hanslip Rd., the Pond Rd. and on Fuller St. Some work will also be done at Kineowatha Park and at the boat dock. Some of the work for the Town is being done with in kind labor and some will involve spending some money. There will also be some money given to landowners around the lake to be used for erosion control.  
The Protection Grant for Varnum is currently looking for a Request for Proposal and a Request for Qualification, they have already identified the high priority areas.  
Fowl is trying to get other grants because the quality of the lake is diminishing.  
They will need a meeting with the Board because it is our drinking source.  
David/Keith m/m/s to sign a Contract Agreement with Ecological Instincts for Grant Administrator for Wilson Lake Watershed Protection Project, Phase I; vote: unan  
David/Keith m/m/s to award an RFQ for Environmental Consulting Services for the Varnum Pond Source Water Protection Grant to Ecological Instincts; vote: unan

Item #6 Consideration of Consent Agreement for Property Maintenance of 710 Main Street  
This is located at the intersection of Curve St and Main St. It was brought before the Court and we worked with the owner to come up with a consent agreement. They need to sure up the property with locking windows, clean up all of the outside yard debris and metal and it cannot look like an abandoned building. The fire escapes also need to be fixed. The building will be deemed uninhabitable at this time. If the work is not completed by June 20, 2018 we will move on to the next step.  
Keith/Ruth m/m/s to approve the consent agreement with the authority given to Rhonda to sign it; vote: unan

Item #7 Update of Demolition of 650 Main St Property  
It will be demolished on June 12-13, 2018, the Town will demo the property and haul away the debris. CMP and Consolidated Communications will take care of their items. We will slope the wall near the sidewalk and take the property down to the foundation. At the June 26, 18 meeting we may consider this and other properties that may go out for bid.

It was questioned if because of the property location and the size of the lot would we like to keep it as a Town property.

#### Item #8 Kineowatha Park Skate/Recreation Office Building - Consideration of Procurement - Insurance and Bond or Retainage options

A. Site Visit Meeting with Potential Contractors June 8, 18 at 3pm: The site visit will be held to help answer questions from contractors. The Purchasing Policy says that we do a bond for the building or some retainage.

Questions/Comments from the Board included:

David: Leaning toward a bond because they will put the cost of it into their bid.

If they are less than reputable they won't get a bond anyway.

Keith: You get a better guarantee with a bond.

\*Board Consensus to do a 100% Performance Bond

The Board will also have Rhonda go out to bid for a loan for the project.

#### Item #9 Discussion of next steps for Quick Attack Fire Truck

Tiffany explained that all the legal proceedings are in order with the company that did not complete the fire truck. Do we want to form a Committee to decide what to do next, we do currently have pending legal issues. The Committee would look into options for the completion of the Fire Truck. Should we start gathering names from the Community, Fire Department and Select Board?

Questions/Comments from the Board and Audience included:

Liz Marquis: What is the background on the fire truck? Last year at Town Meeting there was a Warrant Article for a Quick Attack Fire Truck. The bid was awarded to a company that did not complete the truck on time. We needed to recover the truck, we currently have the chassis as is and are in a legal battle to recover the money paid because we did not receive a completed truck. The contract was awarded to May Services LLC

David: Would be worth while to see if we can get Neil Corson's input on the equipment that is needed.

Keith: Caution that we limit the number of Fire Department members on the Board so that doesn't become one sided.

Ruth: Not sure how familiar he is with the bid process. Seven people is a more diverse group of people, perhaps a make up of two Select Board Members, two Fire Department members and three Community members.

\*Board Consensus to have Rhonda move forward in contacting Mr. Neal and creating an Ad-hoc Committee for the Quick Attack Fire Truck.

#### Item #2 Public Comment

Tom Saviello talked about the CMP line project and why the Town of Wilton should not support it. He would like to have CMP come to a meeting and let the Board and Townspeople ask for more information. Rhonda explained that CMP would like to come to the June 26 Board meeting.

#### Item #10 Consideration of Economic Development Advertisement for Maine Biz

Would like to put an ad touting Wilton into the Economic Development Issue. This would cost about \$900 and would come from the Comfort Inn TIF because it deals with Economic Development. The ad would need to be ready in late July.

Questions/Comments from the Board included:

Tiffany: Is this the Periodical that wrote about Wilton? Yes, they wrote about Wilton in some form three times last year.

Keith: How often is the magazine put out? This would be put in the Book of Facts which is published once a year.

Ruth: This is an excellent reference.

Ruth/David m/m/s to authorize Rhonda to advertise in Maine Biz; vote: unan

#### Item #11 Consideration of Signing of Contracts for Unorganized Territories - Solid Waste & Fire Services

These are the annual contracts for allowing Perkins Township and Washington Plantation to use our Transfer Station. The amounts of the contracts would be:

\$3,973 for the Transfer Station and \$2,000 for fire services. Rhonda would like to request that the money for the fire services be put back into the equipment fund, this is what was done last year.

Questions/Comments from the Board included:

Tiffany: What is the annual number of calls? Rhonda didn't have a number

David: What if the calls exceed the ratio? We put in the amount that we request. For the Transfer Station we figure out a formula in the budget from those areas.

Keith/David m/m/s to sign the Contracts for Unorganized Territories - Solid Waste & Fire Services; vote: unan

#### Item #12 Manager's Report

The Town Reports are now available

Voting will take place on June 12, the polls will be open from 8 am to 8 pm

Town Meeting will be held June 18 at 6:30 pm and there will be a Bar-b-que before the meeting starting at 5:30.

#### Item #13 Other Business

The property at 191 Orchard Dr owned by Celand Noyes needed to have a Municipal Quit Claim deed issued that had never been done.

Keith/Tiffany m/m/s to sign a Quit Claim Deed for 191 Orchard Dr; vote: unan

Ruth/Tiffany m/m/s to adjourn the meeting 7:15