

ST. GEORGE SELECT BOARD & ASSESSORS

St. George Town Office

MEETING MINUTES

August 8, 2022 - 7p.m.

The Select Board meeting was called to order at 6:30 p.m. Present were Richard Bates (Chair); Select Persons: Randy Elwell, Steve Cartwright, and Wayne Sawyer; Town Manager Richard Erb, Finance Director Irene Ames, Ken Oelberger and Elizabeth Hupper.

Executive Session

Present: Richard Bates, Wayne Sawyer, Randall Elwell, Steve Cartwright, Rick Erb, and Irene Ames.

Motion: To go into executive session pursuant to Title 1 M.R.S.A. § 405(6)(C) – Acquisition of real property or economic development and Title 1 M.R.S.A. § 405(6)(E) – Consultation with Legal Council.

- Prop: Elwell
- Sec: Cartwright
- Vote: 4-0
- Time: 6:30 pm

Returned to Regular Session at 6:56 pm

REGULAR SESSION

Public Comments

None.

Adjustments to the agenda:

Quotes for Fort Point Trail Construction and Installation moved to beginning of meeting.

Bates

Ken, why don't you come up and talk about your recommendations with Kennebec Trail Company. Is there something you want to emphasize in the letter? It looks clear from what you've said.

Ken Oelberger

We got down to four bids in the second round after we added installation to the requirements. Three out of the four firms that bid the first time, bid the second time. Kennebec added their bid

this time and one dropped out. It's obvious from the pricing information that we eliminated two of them right away. We saw examples of work from the two remaining companies, and both came to the site to make sure they understood what they needed to do to put a bridge in place there. I think the rest is straightforward. We would just like to go ahead with Kennebec. The wooden bridge fits in better with the historic nature of the site. It will be built in place, and we will have one contractor for both the trail construction and the bridge, and we have the opportunity for roughly \$9,000 of in-kind labor from Richard Cohen reducing the price even further. So, if we just add the price together for the two pieces that we would allocate them, it'd be \$137,260. I'm throwing in another \$5000 for unknowns between now and the end of the contract which would bring us up to \$142,260. We have \$144,306 available now. So, we have the grant, the town money, the contributions and the recent money we get from the Hedgerow event. They donated 10% of their sales to us, which was another \$1,700.

Bates

That's on top of the \$144,306?

No, that's on top of the \$142,260 and \$1706 was the exact amount and some change. Some portion of that in-kind labor will further reduce the \$142,260 number, and we will still have a contingency of about \$10-11K between now and getting the project accomplished.

Bates

I have a question about the lifetime of the old wood versus the aluminum design.

Ken Oelberger

With the aluminum design, there is still wood decking, and you would still have to replace that in the future. The majority is going to be pressure treated wood. We want to talk about using cedar for the decking because we're going to be using cedar decking for the boardwalk as well. This fellow has a local source of cedar decking; he doesn't have to go through another party to get materials. I think that is part of the way he keeps his prices down compared to some of the other people.

Bates

So, for cedar decking that is pressure treated, we're talking about a twenty-five-year lifetime, do you think?

Ken Oelberger

I think for the most part that is correct, as it's not going to be in contact with the ground, it should be in that order of magnitude.

Bates

Any other questions from the board on this?

Cartwright

It sounds great.

Bates

Wood is certain to be more attractive from the point of view of aesthetics.

Ken Oelberger

There is a bridge that they built in Boothbay that is representative.

Erb

Ken, have you had any input from the State of Maine on this?

Ken Oelberger

No. I sent the same information I gave the Select Board three weeks ago.

Ken Oelberger

John Meyer was down at the site for both the universal access aspects of the trail as well as the bridges at that point in time. Kennebec has a structural engineering firm confirming that it will have a PE stamp on the bridge, and we checked with a few other sources that are reputable.

Cartwright

I see they put cement posts there.

Ken Oelberger

He's proposing granite abutments rather than the cement.

Cartwright

That would be aesthetically very nice. And he can find some down there.

Ken Oelberger

Regarding the timetable, if he would come back out this Fall, we'd go through the trail route with them. Then we will look to see if there's any work that he may be able to do in the winter. He would do some of the fabrication work offsite but mostly it will be built on site.

Cartwright

So, we're talking next spring.

Ken Oelberger

We are talking about the May through August timeframe weather permitting. Maybe some work can be done this winter.

Cartwright

It's not like he's backed up for years with other projects.

Ken Oelberger

Everybody we talked to, that was a reputable trail builder couldn't do it this year.

Bates

Elwell made a motion, seconded by Cartwright, to approve the Conservation Committee to contract with Kennebec Trail Company for the Fort Point Trail bridge project. After a 5-0 vote, the motion carried.

Minutes Review

A motion was made by Sawyer to approve the July 25, 2022 minutes as corrected, seconded by Cartwright. After a 5-0 vote, the motion carried.

Communications

Bates

I received the annual publication from the Island Institute called Waypoints. It's all about statistics of things on the coast and planning for community resilience, flooding, infrastructure risks, buying in a housing market... interesting stuff. It's on the website, but I have a spare copy if anyone would like one.

Warrant

Irene Ames

I don't see anything that is out of the ordinary. One item that you'll see in the department summary is the fire department, items they had ordered that have arrived and came out of the previous year's budget.

Erb

We added money into the Parks and Rec budget for reclaimed asphalt for the parking lot. That's all been put down and looks good.

Bates

The line item for Creative Digital Imaging, is that for the new printer?

Irene Ames

That line item is for the tax bills.

Bates

All right. Well, unless anyone has any more questions, let's go ahead and sign them please.

Budget Committee

Town Manager Report

Erb

The property manager from Colby College has been in touch with me and spoke about their offer to contribute in place of taxes on Allen Island and Benner Island. The total tax value of the two islands is just under \$6.9 million but Colby will be making an equal contribution to the town,

and we discussed the timeframe for those payments. My understanding is that they will make it in two payments roughly at the same time as taxes will be due and is around \$75,000. This money is not appropriated for any purpose at this point and will just go into the general fund but I'm just glad to hear that they are following through on that. So that was good news.

Bill Batty, the new employee in the front office started today. It is good to have him here.

I have the engagement letter from Ron Beaulieu, CPA to assist in closing out the books. The proposal includes assisting in reconciliation of various ledger accounts, journal entries and preparation of depreciation schedules; all things that we have had trouble getting from Brewer. It's very common now for towns to bring someone in, in advance of the auditor, to help close out the books. It's pretty much the standard these days. Their hourly rate is \$125 an hour for the CPA he'll be using, which is a good price. That won't be Ron himself, although he will be available for more money but there shouldn't really be any need for him. I think this is a big step in getting our next audit completed in a timely manner. We are still waiting for the previous one. I tried to reach Fred today and was not successful. Where we may start to run into a budget crunch is when we must pay for an audit but one step at a time. And I think what I probably would do is come back to the board after I know what this is going to cost and maybe have a better estimate of the costs.

Bates

The Budget Committee will notice that we are overdrawn for this line item, but we have the funds available in the general fund.

Erb

We do. We are in a very good position right now. There is plenty of money. We just don't have it necessarily appropriated to where it's going to be needed but there is the opportunity with the special town meeting if you decide to do so.

A motion was made by Elwell, seconded by Sawyer, to engage Ron Beaulieu, CPA to close out books for the financial year 2022. After a 5-0 vote, the motion carried.

Bates

Any questions for Rick?

Wayne Sawyer

Is the paving going well?

Erb

We have not started the town paving yet, but we anticipate that it will probably begin in September. The recent paving work on Port Clyde Road is under State management.

Committee Reports

Richard Bates Report from the Planning Board meeting 7:00pm July 26 Meeting

- The application to install a 5'x50' pier, a 3'x45' seasonal ramp and 12'x20' float at 175 Island Avenue was reviewed and a site visit scheduled for 5:00pm Thursday August 11.
- The application to construct the CTE/Makerspace building at 28 Juniper Street was reviewed and a site visit scheduled for 5:45pm Thursday August 11.
- The permit to reconstruct the wharf, boat ramp, etc at 10 Cold Storage Road, originally approved in March 2019 and unchanged, was reissued.

Solid Waste Committee

Erb

The Solid Waste Committee meeting will be held at the transfer station.

Harbor Committee

Erb

The Harbor Committee has met and had some helpful discussion on what the core project is, where they might be able to add or deduct and pushed Noel Mussen to revise any estimates that they have concerning this. After bad experiences with bid openings before, they would like to have as much information as possible and be ready for anything. Their next meeting will be on August 16.

Transfer Station Compost Price Change

Bates

Alright, so we move on. We're rapidly heading towards the end. There's a new price for compost and it's more a matter of meeting supply and demand.

Erb

It is a very popular product. It's good quality. The price has not changed in quite some time. It has been \$3 per bag, \$40 for a yard loaded on the truck but not delivered and \$50 if it is delivered. The solid waste committee recommended they would like to increase the price from \$3 to \$4 per bag, \$50 a yard loaded but not delivered, and \$65 for delivery in town. \$70 out of town.

Bates

Let's postpone this discussion as we have nothing to sell at the moment and encourage them to be more aggressive in their pricing?

Select Board Policy Manuals:

As Thompson is absent, the discussion was postponed until next meeting.

Adjourn

A motion was made by Elwell, seconded by Sawyer, to adjourn the meeting at 7:45pm. By a 5-0 vote, the motion carried.

Respectfully Submitted,

Tammy Taylor

Recording Secretary

Town of St. George, Maine