

ST. GEORGE SELECT BOARD & ASSESSORS
MEETING MINUTES
Monday, October 16, 2017

The Select Board meeting was called to order at 7 p.m. Members present were: Richard Bates, Chair; Randy Elwell, Jerry Hall, and Wayne Sawyer. Also present: Tim Polky, Elizabeth Curtis, Amanda Devine, Scott Vaitones, Matthew Weaver, Jake Miller, Richard Cohen, David Percival, Anita Siegenthaler, Ingrid Mroz, Annette Naegel and Susan Ellis.

PUBLIC COMMENTS: None

REGULAR SESSION:

- Adjustments to Agenda: Proposal from First Advisors for Investment Management Services and Gifting of the Meadow Brook property to the Town under New Business was taken out of order. Select Board Policy Manual Review (pp. 27-53) under New Business was removed from the agenda.

- First Advisors for Investment Management Services: Jake Miller, Corporate Sales Officer of The First introduced Matthew Weaver, VP, Senior Portfolio Manager at the First Advisors, a Division of the First National Bank. A Proposal for Investment Management Services had been prepared for the Town of St. George on September 20, 2017. Mr. Weaver explained they are the second largest trust department in the State of Maine. First Advisors manage 25 municipalities and 70 non-profit accounts.

Weaver's recommendation is the town have a 60-40 split of stocks over bonds to try and bring some consistency to its investment returns. One suggestion was to take all the scholarship accounts and co-mingle funds into one investment account and provide some sub-accounting for the town as part of their service to the town. Weaver said they use managed funds on the equity side of the portfolio; on the bond side they generally use index funds. The funds are screened through the Morningstar Principia database. The Advisors' goal is to pick funds that perform well and earn their fee, and beyond that their job is to manage the allocation and rebalance the portfolio from time to time. Weaver also reviewed the fixed income portfolio, the historical performances of Growth-Income which is the 60-40 endowment model they like to use, and the management fees.

Weaver said, "For the town it is about getting that allocation correct. If you are not beating inflation, if not keeping up and adding to that principal balance over the years, plus keeping up with inflation, the buying power of these funds is going down over time."

Chair Bates said, "We as a town, need to talk about this more with the Budget Committee, and it very good to know what The First can offer. I think what we should do is to commit to think more amongst the town, the Budget Committee and the Select Board and then get back to you, and have some decision on this by the end of the year." The Select Board and Budget committee members agreed. (Scott Vaitones recused himself from any discussions regarding The First being a conflict of interest.)

- Meadow Brook property: Amanda Devine represented Maine Coast Heritage Trust. "I am here, standing in the shoes of Steve Walker. He is my land protection counterpart. I am the stewardship person for the trust. On MCHT's behalf, I am here to make an official offer to the town to accept title transfer of the Meadow Brook property for town ownership. MCHT currently owns the title. It has been an area of conservation interest for as long as I have been at MCHT which is 10 years, and I will let members of the Conservation Commission speak more to its importance to the town. We were able to move quickly and purchase the property earlier this year with funds from the Maine Natural Resources Conservation program so it is paid for. This would be an outright gift to the town."

Annette Naegel, "I am the Director of Conservation at the Georges River Land Trust. We know that MCHT took the great initiative to take advantage of some available state funds to acquire the property, and we would like to offer our support to the town in making the decision to accept this gift from MCHT with our stewardship and trail managing services. As you know, we have been working with the conservation commission on trails and would like to offer that assistance with this gift from MCHT. The town's responsibility really is the stewardship of it and the conservation commission is well equipped to do that with the assistance from MCHT and GRLT. I just wanted to offer - our organization thinks it is a great property and stands behind the town to assist you as you need."

Ingrid Mroz, "I am here for Les (Hyde). For those you may not know me, my name is Ingrid Mroz, and all I wanted to try to do was tie it back to the fact that the Conservation Commission presented to the Select Board some time ago, the significant ecological areas of which Meadow Brook is one of them. Specifically, because it is high value bird, high value mud flat, it has specifically draining water shed; an important one that drains into Otis Cove and down into the St. George River. This particular property has an aspect of all of the reasons why one would want to conserve an area such as a significant ecological area. This would be a perfect example of this type of area. The Conservation Commission voted on October 5, 2017 to support the town to accept this gift, and I would be happy to take questions. If there are questions specifically for CC, I am happy to take those. We would like for you to graciously accept."

Selectperson Hall said there was discussion before that the CC would assist in the development and maintenance of trails as done with other town properties and the town has an active and robust CC group and the expectation is this could continue here. Mroz said yes. The CC does support that and Mroz said she, as one of the co-leaders of the trail management for the town, supported that as their vision.

On a motion by Selectperson Hall, seconded by Elwell, it was voted 4-0 on October 16, 2017 to accept the gift of title transfer and ownership of the Meadow Brook property from Maine Coast Heritage Trust to the town of St. George.

Chair Bates thanked the Maine Coast Heritage Trust, the Georges River Land Trust and the Conservation Commission for all their work on this.

- Minutes: The minutes of October 2, 2017 were amended as follows:
Page 2, 2nd paragraph, line 6, change to read ...could vote **as** early or around...

Page 2, 3rd paragraph, line 2, change to read ...to make sure that **is** what he...
Page 3, 5th paragraph, line 7 and 8, change to read ...sell liquor until 1 **a.m.** ...
Page 4, 5th paragraph, line 2, correct date to read November 201**6**, the question ...
Page 9, under New Business, last bullet change to Page **22**, Other Boards...

- Communications:

- A thank you letter from Amie Hutchinson, Executive Director of Trekkers for the donation of \$2,500.
- A thank you letter from Adele Welch, Neighbor-to-Nighbor for the town's donation.
- A letter from Gerry Audibert, Maine DOT, Bureau of Planning to meet with the Select Board on October 30, 2017 at 2 p.m. to discuss what the state can do to help St. George.

- Warrant: The warrant for the week of October 16, 2017 was reviewed and signed. The total expenses were \$475,467.14 and included the October school payment of \$413,000, winter sand of \$13,700, Musson group payment of \$5,000 for comp plan work, a phase converter and installation at the transfer station of \$6,900.

TOWN MANAGER'S REPORT:

- Float Removal: Polky said floats will be removed from the water on Wednesday, October 18.
- Polky will be gone from 10/17-10/21/17 for a fire department convention.
- Beth Smith and Cherie Yattaw will be at voter election training in Augusta on October 17 & 18, 2017.
- Update on Juniper Street property: Polky said electricity had been installed and the estimate for the roof, painting and other trim work was for under \$2,000. Polky said the back door needed to be replaced, so the location will be changed to the side of the building. The center post will be removed and a beam installed so trailers can be backed in. Approximate cost: \$6,000. Polky asked the Select Board for their recommendations. Selectperson Elwell said with Jarrett working on the projects, labor costs would be less. Elwell said the building was not functional the way it currently is. Polky said he felt the building was worth the expense.

On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to approve the expenditure of \$6,000 for building expenses, repairs and maintenance on the Juniper Street property.

- 38 Main St. property: Polky said the renter, Anne Klapfish, would be signing a three-year lease with the town, shortly, and he asked if the town would cover the cost of the lawn mowing, tree trimming and minor repairs. Polky said Klapfish had been a very good tenant and the town was receiving approximately \$10,000 a year in rent. Polky thought the property maintenance person (Jarrett) could mow the lawn and do some of the minor repairs. Polky felt the property should be maintained. Chair Bates suggested the wording in the lease be changed to include, "the town will maintain the lawn, painting and light maintenance."

- Committee Meetings:

Solid Waste will meet Wednesday, October 18 at 7:30 a.m. at town office.

Budget Committee, October 23, at 6 p.m.

COMMITTEE REPORTS:

- Harbor Committee: Selectperson Elwell said the committee met on October 11, Noel Musson was there, and the meeting went well. Elwell said the committee has a plan. They discussed bonding and grants for 10 Cold Storage Road. Musson told the Harbor Committee that a plan needed to be written by the end of February 2018.

Chair Bates asked if the committee felt this issue should go before the voters in May of 2018 to vote on a bond? He said if the money was approved at the town meeting in May, the town may be able to start to work on the project.

- Shellfish Committee: Selectperson Sawyer said the committee met on October 12. He said two clammers recently moved out of the Five Town, and because of the move, lost their clamming licenses. Since the clammers lost their income due to loss of licenses, they asked the committee to review their case. The clammers explained why they moved and planned to move back into the Five Town area. Sawyer said they were not able to reinstate their licenses because of the Ordinance. He thought the committee might be revisiting the ordinance, at some point, since people do move a lot and rents are hard to find.

- Planning Board:

- The application to build a new garage at 93 Barter's Point Road did not meet section 12-E-1 of the Shoreland Zoning Ordinance and was denied.
- The application to remove existing decking and replace it with a stone patio at 110 Patten Point Road was found to meet section 15-B-5 of the Shoreland Zoning Ordinance and was approved.
- The application to replace the foundation and expand the cottage at 678 Wallston Road was determined to require a site visit; this was scheduled for 5:00 p.m. Monday, October 23.
- The application to expand the cottage at 508 Port Clyde Road was reviewed and the applicant agreed to return in two weeks with a revised plan.
- The dock application at 39 Rocky Point Road, Spruce Head was voted complete, and, meeting the standards in Section 15(C) of the Shoreland Zoning Ordinance, was approved.

OLD BUSINESS:

- Wharf Permit Application: The Select Board reviewed the Wharf Permit Application for Steven Watts, 39 Rocky Point Road. Polky explained there were two criteria the Select Board needed to determine: the project is not injurious to the rights of others and does not obstruct navigation. Chair Bates said the surrounding abutters had no problem with the project and felt it would not affect the lobster-fishermen.

On a motion by Selectperson Elwell, seconded by Hall it was voted 4-0 on October 16, 2017 to approve the wharf permit application for Steven Watts, 39 Rocky Point Road.

- Update on Solar Project: Selectperson Hall talked with Nick Sampson, ReVision Energy who said they had the work order, expected work to start in early December, be completed by the end

of the year, and for the town get the 100% net metering credit for the full 15 years; but ReVision wanted to be proactive and address the “what if”. What if December is a horrible month weather-wise and the work did not get done? Selectperson Hall said ReVision proposed:

- They would adjust the price of the PPA for the 6-year period to fully compensate the town for the portion of the net metering credit the town did not receive.
- For the remainder of the 15 years in which the town would receive the full net metering credit, the last 9 years, they would reduce the amount of the buy-out of the system to keep the town whole on what the town would lose out on for that 9-year period.

Sampson asked if, and emphasized again, they fully expected to get it done in December, but if they did not, did the Select Board think that was a satisfactory way to address it? Selectperson Hall said he would take it to the Board, and if they found it acceptable, they would talk with them (ReVision) before December. If there was an issue, the Select Board would revise the agreement. Selectperson Hall said ReVision would keep the town whole and the town would not suffer financially. He said there are two parts: the power supply and the power distribution. The net metering reimburses the town for both of those, but the distribution portion is being phased out. Polky said the town had to sign the contract with CMP before December 1st, and that had been done.

The sentiment of the Select Board was if the agreement with ReVision needed to be changed, they would revisit the issue in December.

The Town Manger said there were two agreements with CMP which needed to be signed. One agreement was the Inter-Connection Agreement which allows the town to proceed with the solar power. The other agreement is the Net Billing Agreement. Copies of the agreements need to be sent back to CMP. Polky said the sooner the better, and the net billing agreement needed to be witnessed.

On a motion by Selectperson Hall, seconded by Elwell, it was voted 4-0 to allow Town Manager Polky to sign the CMP agreements: Inter-Connection Agreement and the Net Billing Agreement on behalf of the town of St. George.

Elizabeth Curtis witnessed the signatures on the CMP agreements and she would put those in the mail on Tuesday, 10/17/17.

Chair Bates said one of the potential limiting factors is the 50-kVA transformer. He said the original design could, in extreme cases, end up generating more power. In their costs, ReVision had thought the extra cost would be about \$1,000. When they looked into it, they found the cost would be more like \$10,000.

ReVision came up with a way to avoid the cost. That was to use different inverters with higher efficiencies. Solar panels produce DC; the inverters convert that to AC and then connect to the system. The key part of the new design is the peak capacity of the inverters, is less than 50-kVA. With the new design they can put before CMP, CMP could say that meets the requirements of

the transformer; you do not need a new transformer, and then the town could stay with what they had. The new inverters are higher efficiency. They are a newer design; a more reliable design.

- Update on Marijuana issue: Chair Bates said Senator David Miramant sent out an email which said the legislature would be in their First Special Session on October 23 and one discussion item would be the marijuana bill. There were a number of changes made to it in the last few months. Chair Bates said one significant change in the original bill was if you did not want the proposed capabilities, a town had to prohibit it. In the new bill the legislature anticipates voting on, it would be prohibited by the State in every town, unless the town approved it. Chair Bates said the bill may not pass, it may get amended again, or it could not be signed by the governor; but Bates felt it was prudent for the town to continue work on this issue.

Respectfully Submitted,

Marguerite R. Wilson
Select Board Recording Secretary