

ST. GEORGE SELECT BOARD & ASSESSORS
MEETING MINUTES
Monday, March 5, 2018

The Select Board meeting was called to order at 6 p.m. Members present were: Richard Bates, Chairman; Randy Elwell, Wayne Sawyer, and Tammy Willey. Also present: Tim Polky, Elizabeth Curtis, Richard Cohen, David Percival, Ken Oelberger, Scott Vaitones, and Susan Ellis.

PUBLIC COMMENTS: There were no public comments.

REGULAR SESSION:

- Adjustments to Agenda:

- Shelter Generator was moved from Old Business to Regular Session
- Finalize FY2019 Budget was moved from New Business to Regular Session
- Discussion of Warrant Dates with the Budget Committee was added to Regular Session

- **Shelter Generator Financing:** Finance Director Curtis prepared a handout detailing Lease Purchase Options vs purchasing the generator outright. The purchase price is \$70,000. Curtis said the Tax-Exempt leasing corporation interest rate was too high to even consider. The interest rates for First National Bank (FNB) and the Machias Savings Bank were fairly close. Curtis said based on what the budget currently was, and if the town purchased the generator outright, the mil rate would be 5 cents higher than if the generator was leased for three years. Chairperson Bates's preference was to pay the generator off in the one budget year. He felt the difference was a relatively small amount in the total costs, although it did represent five (5) cents to the mil rate.

Selectperson Sawyer read Hall's statement from the February 26, 2018 Select Board minutes. "If the generator is paid for this year, it would not have to be added into debt service next year. Selectperson Hall was concerned about the number of budget increases and said collectively it could be a pretty big jump next year when everything totaled up. Hall said he was looking at \$18,000 vs \$70,000 as helping ease that a little but he understood the debt service and just paying for it."

Chairperson Bates's recollection was if the town approved the bond for 10 Cold Storage Road, there would be an increase in the mil rate this year; but the increase, subsequently, would be that much less. Chairperson Bates said generally you don't want to have large increases in any one year to the mil rate. Best is to have no increase. Better to have an increase this year, and an increase the next year, rather than just one large step increase.

Curtis said she was concerned about how many items the town had committed to setting aside money or paying for in the future. She said the \$70,000 did not seem like a big dollar amount to push up. Chairperson Bates said rather than pushing it out (to the future), the town should get it paid for this year, and get it behind them. Selectpersons Elwell and Sawyer agreed. Sawyer asked if the town went with the four-year option with FNB, how much total interest would that be on the \$70,000. Curtis said it would be around \$4,000.00.

A motion was made by Selectperson Sawyer, seconded by Elwell, to allocate \$70,000 in a one-time payment to purchase a shelter generator. The vote was 4-0; motion carried.

- FY' 2018-2019 Budget Items:

Meadowbrook parking and kiosk - Budget Committee Chair Ellis said two of their concerns were regarding the Conservation Commission's requests. Ellis said the committee was trying to keep the mil rate down and taxes affordable. The committee felt that all the expenses such as the generator, gas tanks, solar power – pay for themselves or they add to the town's asset base. She said the CC expenses will also add to the town's asset base, but there were two places where there they saw room for compromise and cutbacks.

Ellis said the committee recommended reducing the Maine Coast Heritage Trust donation to \$7,500. The committee felt that was a reasonable compromise and still showed municipality involvement.

The Budget Committee recommended reducing the funding of Meadowbrook parking and kiosk to \$9,000 because the CC would be applying for and possibly receiving a grant for the parking and a kiosk.

Ken Oelberger spoke on behalf of the CC. He said they would apply for a grant on Meadowbrook, but it would require the town to put the money up front. The CC would give the money back to the town after the project was done. He said if there was a 50% match with the town, the CC had a good chance of getting the grant, but they would not get the money until after the project was completed. Oelberger offered two options for the request: 1) If the CC didn't have it in the budget but could negotiate a contract to do the work, could the town still pay the full amount, knowing the CC would get money back after the fact, once the grant? Oelberger said they would not start the work until the CC got the grant approved, but the town would still have to put up the money first, before the CC could do the project. 2) Oelberger was not sure if money could be rolled forward. Polky said monies can be carried forward if earmarked for a specific project.

Selectperson Elwell asked, "Out of the \$13,350, how much did the CC need for parking?" Oelberger said \$8,500 for the Meadowbrook Preserve and they reduced it by 50%. Ellis said it seemed like \$4,500 was a small piece out of the town budget to do this project. Polky said if the CC did not get the grant, they probably would not do the work. Chairperson Bates said the downside was, if the money was in budget and if they did not get grant, then the money would be rolled back into the CC fund.

Chairperson Bates did not think the town would want to go an entire year without the developing the property for use since the land had been given to the town by MCHT. Ellis said the committee's concern would leave it undeveloped until the next budget year, if they did not receive the grant. She said Budget Committee members had heard concerns from other people because they could not afford to move to town. The Budget Committee was just looking for a place to roll back the mil rate a little. Ellis said the amounts may be small, but a lot of the items add up and the committee was trying to address that.

Mr. Vaitones asked if the access point to Meadowbrook and the safety issue regarding the property had been addressed. Oelberger said Tom Gorrill, a former traffic engineer, now on the committee, did a line of sight measurement. There were two options. Cut back far enough to get the 425' line of sight to meet the 45-mph speed limit or pursue how to petition to get the speed limit reduced to 35 mph. Vaitones did not think changing the speed limit to 35 mph would change any behavior through that area. Elwell had concerns about people parking alongside the road and accidents happening because the town waited to put in parking. Oelberger said one of the abutters was concerned about people parking on their property, so they were in favor of a parking lot there.

Mr. Vaitones said he supported what the CC wanted to do, but the Budget Committee was concerned about all the added 3 cents here, 5 cents there, 20 cents here, on the mil rate. He felt some people were struggling to pick up another five or seven cents on their tax bills. Chairperson Bates said the amount on a \$100,000 home would be \$1.00 a year difference in taxes.

There was a discussion regarding borrowing 50% of the funding from the town. Town Manager Polky and Finance Director Curtis said money cannot be borrowed. It would be considered grant revenue, but it would not be specific to a project. Curtis said that was where government differed from business.

Chairperson Bates said he would like to see \$13,350 in the budget for the CC. Selectperson Sawyer said the issue would be if the CC did not get the grant, they would still have the money to do the project. Ellis said correct. Sawyer asked if the Budget Committee would go back to the original \$13,350 request after this discussion. Ellis said the committee would meet one more time to review the item. Ellis asked the Select Board to make a decision, and then the Budget Committee would discuss it.

Selectperson Willey asked Oelberger, "Do you let them know that the town has given you a certain amount? Do they look at what the town has already put in?" Oelberger said the evaluation process included how much money the town had committed towards the project in terms of matching funds. He said the CC was told that you have a much higher probability of getting the grant if you have town matching funds than if you ask for them to fund the whole project.

Selectperson Willey asked if the grant was just for Meadowbrook or for the other projects. Oelberger said it was just for Meadowbrook. He told Willey that on the application they would request \$9,000, and that the town was willing to put up \$4,500. Selectperson Willey, "So, they don't see the whole picture, then." Polky said looking at the whole picture is probably going to be helpful because it shows that the CC has a plan and they are going to be doing other things.

Clark Island Contribution – The Select Board discussed the Clark Island contribution. Chairperson Bates said last week, they proposed \$10,000 for an unrestricted payment to MCHT. He felt that was a strong message to

send to MCHT, not thinking it had to be every year but felt, given the potential that MCHT for what they could do for the town in getting people to contribute to Clark Island, it would send a strong signal to them. Selectperson Elwell agreed with the budget committee and would like to decrease the amount from \$10,000 to \$7,500. He said that would show MCHT that the town was still supporting them.

Chairperson Bates said the Select Board voted 5-0 last week to make a gift of \$10,000 to MCHT, and this week there was contemplation of \$7,500. He asked what sort of partnership was that? Within a week the Select Board changed their mind. Selectperson Sawyer said he did not know that the Select Board changed their mind but felt what they had now was another option to consider. Sawyer said he could remain with the \$10,000. Selectperson Elwell said they were still in the budget process, so they could amend their decision from last week. Oelberger said it amounted to 3/10 of a cent (.03) on the mil rate. Ellis said she knew it was small, but some members of the budget committee originally proposed zero.

Chairperson Bates said in subsequent years, if MCHT purchased Clark Island, then the normal tax relief would be a little over \$8,000 a year back to the town. The Select Board had no further questions for the Budget Committee.

Fuel tank proposal - Selectperson Elwell looked into this with Finance Director Curtis to figure out what the savings would be to cost share the purchase a fuel tank with the school and install it. Selectperson Elwell reviewed the information he sent to the Select Board. The school buses averaged approximately 600 gallons a month and over about \$200 a month on gasoline - \$3.00 a gallon average on diesel and \$2.50 a gallon gas. The town pays \$2.50 a gallon on average for diesel fuel. Elwell said the school would be saving almost 50 to 60 cents per gallon by sharing costs with the town. Chairperson Bates said the cost of installing the fuel tank would be paid for within five years. Curtis said the decreased price for diesel fuel would be a savings of approximately \$4,000, and the personnel costs of people going and getting vehicles filled had not been factored in. Selectperson Elwell said sometimes they have to take the buses from Tenants Harbor to fuel up at the Maritime Depot on Upper Park Street in Rockland and back to Tenants Harbor. He felt this should save the school money and it should have a payback, and Chair Bates said it would be a lot more convenient.

Chairperson Bates said the fuel would go out to bid.

Select Board Budget for 2018-2019:

-Town Office: On a motion by Selectperson Sawyer, seconded by Elwell, it was voted 3-1, to approve the Town Office budget of \$586,111.37.

-Select Board/Assessors: On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to approve the Select Board/Assessors budget of \$64,784.00.

-Planning Department: On a motion by Selectperson Elwell, seconded by Willey, it was voted 3-1, to approve the Planning Department budget of \$107,429.00, which includes the Conservation Commission funding of \$13,350.00.

-Fire Department: On a motion by Selectperson Sawyer, seconded by Elwell, it was voted 4-0 to approve the Fire Department budget of \$457,802.00.

-Animal Control: On a motion by Selectperson Sawyer, seconded by Elwell, it was voted 4-0 to approve the Animal Control budget of \$9,400.00.

-Roads & Property Management: On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 3-1 to approve the Roads & Property Management budget of \$604,711.00.

-Solid Waste: Chairperson Bates noted that Curtis and the Solid Waste Committee would review the cost effectiveness of composting when they met again. Chairperson Bates said the decision was to put the money in the budget. But if they concluded composting was not cost effective or if the town should look into some other arrangement, then the town would not spend the money to hire the proposed employee recommended by the Solid Waste Committee. If it is cost effective, then the hiring would be done. On a motion by Selectperson Elwell, seconded by Willey, it was voted 3-1 to approve the Solid Waste budget of \$527,032.82.

-General Assistance: On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to approve the General Assistance budget of \$2,500.00

-Social & Community Services: Chairperson Bates noted this amount included a \$70,000 payment for the shelter generator and \$10,000 to Maine Coast Heritage Trust. On a motion by Selectperson Sawyer, seconded by Elwell, it was voted 3-1 to approve the Social & Community Services budget of \$270,210.00.

-Parks & Recreation: On a motion by Selectperson Willey, seconded by Elwell, it was voted 3-1 to approve the Parks & Recreation budget of \$99,623.00.

-Harbors: On a motion by Selectperson Elwell, seconded by Willey, it was voted 3-1 to approve the Harbors budget of \$227,247.00.

-Unclassified: On a motion by Selectperson Sawyer, seconded by Elwell, it was voted 4-0 to approve the Unclassified budget of \$82,141.00. This amount included \$10,000 to be set aside for the solar panels.

- Warrant Publishing Dates: Chairperson Bates spoke with the Budget Committee regarding deadline publishing dates for the town warrant. He reported if all went as planned, the Harbor Committee would hold a workshop meeting regarding 10 Cold Storage Road property on Thursday, March 15 at 7 p.m., and a Public Hearing on Thursday, March 29th. Both the meetings would be opportunities to educate the town on the committee's proposals for 10 Cold Storage Road. Cherie Yattaw would like to send the Town Report to the publishers the last week in March. In order to get a statement into the warrant and town report, the Select Board would need to make a funding decision at their March 19 meeting. He urged the Select Board and Budget Committee attend the workshop meeting on March 15.

Ms. Ellis asked if the Budget Committee could make their decision after the March 29 Public Hearing. Curtis said no, because the office staff was trying to get everything out to the publishers by March 26th. Chairperson Bates and Polky believed the presentation on the March 29 would be the same as that of the 15th. Polky said both meetings were open to the public.

- Minutes: The Select Board minutes of February 26, 2018 were amended as follows:

Page 1, under Harbor Committee corections: paragraph 3, line 4, change to Harbor Committee.

Paragraph 4, line 2, change to read ...could maintain both.

Paragraph 5, line 5 change word hold to held.

Page 5, 1st paragraph, line 1, change to read, Chairperson Bates said the DOE proposal...

Page 5, under Public Works, 1st paragraph, line 4, change St. to Street.

Page 7, 1st line, change to read: It was passed on, Vail had said ...

Page 7, under Harbor Committee, lines 1 & 2, delete the word and, change to read: ... a very good job.

Add a new line, - Comprehensive Plan Committee: The Comprehensive Plan was moving forward.

On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to approve the February 26, 2018, Select Board minutes, as amended.

- Communications:

Chairperson Bates received a note from Steve Cartwright who was concerned about some of the lights in town. CEO Brackett saw Mr. Cartwright and discussed the issues regarding the lighting.

Selectperson Willey received a communication from Superintendent Mike Felton who asked her to write a brief letter of support on behalf of the Select Board to the Maine Community Foundation. He would include the Select Board letter, along with his letter, in the grant proposal. She said she would incorporate Chairperson Bates information and would write up a letter of support.

- Warrant: The warrant for the week of March 5, 2018 was reviewed and signed. The total expenses were \$494,634.26 and included one week's payroll, March school payment, TRIO payments – annual fee, May 2018-April 2019 for all modules of \$8,858.11, a quarterly payment of \$804.16 for web data assessing covering April-June 2018, and a drainage project for the Juniper Street property of \$2,670.00. Selectperson Willey asked if Hoppe was going to continue to work at the transfer station on the brush pile? Polky said he had not been there much lately. The bill in the warrant was for the removal of five trees that were in the drainage area on Mosquito Head Road and on Ridge Road, not from the last major storm.

TOWN MANAGER'S REPORT:

- Lease Agreement: Polky said the Select Board had signed a lease agreement between the town and the St. George Volunteer Firefighters Association to allow the SGVFA to build a training facility on Rt. 73. Robert L. Bissonnette, Esq of Lewiston, the bank's attorney, wrote a Memorandum of Lease Agreement for the property. Polky said the agreement was worded a bit differently and it was written from the borrower's perspective, but nothing had changed. The Select Board members signed the Memorandum and Curtis witnessed their signatures. Polky said the closing for the property would be on Thursday, March 8th at 10:30 a.m.

- Committee Meetings: Comprehensive Planning Committee to meet Thursday, March 8 at 5 p.m.

- Solar panels: Polky was asked why the solar panels had not been turned on because they were all installed. He said the CC wanted to have a ribbon cutting ceremony on Monday, April 9, 3 p.m. at the Transfer Station. To complete the celebration, at 4 p.m., there would be refreshments served at the town office. Oelberger said the CC voted this week to turn the solar power on as soon as the town could. Polky said CMP tested the system and had it up and running. He said the system was ready to go online, but he was waiting to hear from ReVision because the system belonged to them, not the town.

- Septic Waste Disposal Facility Agreement for 2018-2019: Mr. Polky said the Town was required to have a disposal site for its solid waste, per state law. The contract allowed the town to dispose of its waste. It is a one-year agreement with Interstate Septic System at \$2,300.00. He said the contract price was the same as last year. On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to approve the contract with Interstate Septic System.

- Collin's Park: Ben Vail was present and gave a brief history regarding the merry-go-round issue at Collin's Park. He said the situation came to his attention last fall when he was told that it was rusted through, a lot of fittings were loose, and it was getting unsafe to play on, as an individual could go flying off from it which could be a liability issue. Vail said the Recreation Committee voted on a motion to approve in principle but wanted to explore a better price point for its replacement. He said at minimum, the piece of equipment would have to be removed from the park.

Vail received responses back from two companies in Indiana where the equipment could be purchased but they did not install. There was another company in Pennsylvania who had an installer in state and another company in Massachusetts who had a Buxton representative, but no longer sold merry-go-rounds. Vail said there were two options: 1) Game Time listed the Bangor installer at \$6,153 for the item. It was \$1,896 for freight because it was heavy. They would install it for \$2,750.00. 2) AAA company had a merry-go-round for \$5,500; freight \$1,300.00. Craig and David Wilgus gave Vail a price to remove the old one, install the new one, and mulch it for \$2,400.00. The total would be \$9,239.00.

The Recreation Committee wanted to do the project, but they thought they could get a better price. The Recreation Department would like to go forward, and Vail said the most it would cost was \$9,239. Elwell asked what Vail thought. He said that you wanted to make sure it was done correctly, and that you had a good product. Vail said in talking with the parents on the committee and through other people they talked with, it was a very popular and probably the most popular piece of equipment there. It did get used a lot. Vail said if they were going to do something different, he would want to have some type of public meeting and share the pros and cons of replacing the merry-go-round with something else. Selectperson Elwell said he would like to see the budget at \$11,000 for a buffer. Polky said if the project was specific and was the same project, the funds could be rolled over, but he was not sure, if in this particular case, it could be.

On a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to approve funding up to \$10,000.00 to be spent before the end of this financial year for a replacement merry go round at Collin's Park.

COMMITTEE REPORTS:

- Conservation Commission: Ken Oelberger gave the following Conservation Committee report.

- Three of the committee members would be attending the Maine Association of Conservation Commission on Saturday, March 10th in Brunswick.
- A Meadowbrook Stakeholder's meeting was held.
- The CC will have a spring trail clean up day on May 5. A couple of members of the CC will go out before that day to do any chain saw work.

- They submitted the Meadowbrook Management Plan to MNRCP.
- They discussed solar.
- On April 26, there will be a discussion about invasives and eliminating invasives on town property.
- There will also be a walk and talk lined up in September with GRLT as a follow up to the evening discussion. There will be guest speakers.
- They are still waiting on the plan from the Nature Conservancy on stream restoration.
- The CC is working with CEO Brackett to determine necessary permits as they move forward regarding the stream restoration project.
- The CC submitted inputs to the Comprehensive Planning Committee.
- The school received a grant to conduct more salinity surveys on the Marsh regarding the restoration of alewives. He said collaboration with the school was working out well.

- Planning Board: Chairperson Bates said the Planning Board met on February 27 at 7 p.m. and he reported on the following: The 9-lot subdivision application at 162 Seal Harbor Road, found to be satisfying the General Performance Standards of the Subdivision Ordinance, was given final approval, subject to the applicant executing a dry hydrant easement deed to the Town.

OLD BUSINESS:

- Start time for Select Board Meetings: Chairperson Bates said last November, the Select Board decided, on a trial basis, to change the meeting times to 6 p.m., starting in the fall and 7 p.m. starting in the spring. A general consensus of the Board was - effective Monday, March 19, 2018, the meetings would begin at 7 p.m. Chairperson Bates said in October, the Board could discuss whether to continue with the time change for meetings. Curtis will notify the website administrator to update the town website calendar.

- Armitage Scholarship Funds: Curtis reported on the Thomas Armitage Fund. She said when Mr. Armitage's the obituary was written, it said to send the donations to the town. The checks were made out to the Thomas Armitage Scholarship Fund. Since the town could not cash the checks as written and did not want to hold on to the checks because people expected their donations to be cashed, a separate account was opened. The current balance in the account is \$9,941.24. Curtis said Laura Armitage has worked with the Maine Community Foundation (MCF), and they are willing to administer the financial aspect of putting this money into a trust. Ms. Armitage will need to put together scholarship guidelines, create a selection committee and find an organization willing to accept the funds to send them to the recipient's school. Curtis talked with her about several possibilities, but Ms. Armitage wants to have a lot more control over this fund. Now that Ms. Armitage is working with the MCF, Curtis expects the money will not be on the town's book too much longer.

- 10 Cold Storage Road: Chairperson Bates recommended attending the March 15 presentation, so the Select Board could make a decision at the next meeting on March 19th. Selectperson Willey asked if the Budget Committee would be at the March 19 Select Board meeting to discuss this issue. Chairperson Bates indicated that Ellis said the Budget Committee would come and listen to the Select Board's decision. He was not sure when Budget Committee would make their recommendation regarding the 10 Cold Storage Road property.

At 7:52 p.m., on a motion by Selectperson Elwell, seconded by Sawyer, it was voted 4-0 to adjourn the meeting.

Respectfully Submitted,

Marguerite R. Wilson
Select Board Recording Secretary