

**ST. GEORGE SELECT BOARD & ASSESSORS**  
**St. George Town Office**  
**MEETING MINUTES**  
**June 25, 2018**

The Select Board meeting was called to order at 7 p.m. Members present were: Richard Bates, Chairman; Randy Elwell, Jerry Hall, Wayne Sawyer, and Tammy Willey. Also present were: Tim Polky, Elizabeth Curtis, Richard Ranaghan, Linda Duncan, Larry N. Bailey, Peter Cervarich, Paul Ackerman, Carla Skinder, C.F. Danielson, Charlie Merrill, Otty Merrill, Anita and Robert Siegenthaler, Jonathan Coggeshall, Sandra Roak, Marilyn Saltus, Nick Lapham, James Graf, Robert Barker, Terry Brackett, Kristin and Dan Falla, John M. Falla, Mary Fillebrown, Don Fillebrown, Anne C. Moore, Elizabeth May, Dick Levine, Bill Mroz, and Dan Morris.

**PUBLIC COMMENTS:** (nonverbatim and edited) Chair Bates opened the meeting for public comment. Nick Lapham said he two petitions included on the same signature page which he believed was acceptable by the Municipal Association. He said, "The first petition reads 'the below listed voters and/or taxpayers being residents of St. George, Maine, do hereby request the following: The Select Board of St. George issue a warrant deferring any further expenditure on the construction of 10 Cold Storage, pending a re-vote in November 2018.' The second petition, 'The Select Board of St. George issue a separate warrant calling for a vote in November to amend the town charter as necessary to provide that all future bond measures be put before voters on the November ballot, in even number of years, to ensure a minimum 50% of voters vote on any bond measure.'"

Chair Bates: "Do you want to present that to the Select Board, now?"

Lapham: "If now is the appropriate time to present to the Select Board, I have a group of signatures - 220 that I assume need to be validated."

Chair Bates: "Have all the circulators...?"

Lapham: "Cherie has notarized all of the individual signature pages."

Chair Bates: "Thank you. This is what I saw the voters had on the 12<sup>th</sup>?"

Lapham: "It is the same."

Chair Bates: "Is that what the voters at the Transfer Station on the 2<sup>nd</sup>, saw as well?"

Lapham: "All of them have seen the exact same thing. I will say on one of them, there was a name which had nothing to do with any of the signatures. It does not affect any of the signatures. There were some names and phone numbers of people that had nothing to do with, but all of the signature pages have been attested to."

Chair Bates: "Thank you. Do we have any more public comment?"

J. Coggeshall: "I would like to commend you on the Harbor Master's performance last week. He came to my house three times although he was obviously in pain to correct a situation. I appreciate his efforts. He really worked very hard on that. I wish him well and I hope you wish him well with his hip."

Hearing no further comments, Chair Bates closed the public comment section of the meeting.

## REGULAR SESSION:

- Adjustments to Agenda: Under Old Business, Discussion Items - Discussion of Facebook Posting/Petition Campaign was removed from the agenda.

- Discussion: Chair Bates noted that at the last Select Board meeting, they encouraged Mr. Lapham to come back to the Board and discuss the FB/Petition Campaign. Chair Bates felt a discussion on this item was no longer needed as Mr. Lapham had presented a legal petition to the Board. Selectperson Sawyer agreed and said since the Select Board had received a petition, they should first get legal advice on the matter.

- Minutes: The Select Board minutes were amended as follows:

Page 7, under MRSA 30-A, line 2, change to read: ... May 24 to have this item **on** the ...

On a motion by Selectperson Elwell, seconded by Hall, it was voted 5-0 to approve the Select Board minutes of June 4, 2018, as amended.

- Communications: The following communications were received:

1. A letter from ReVision Energy stating the town now has a valid contract with them.
2. Sandra Roak asked if any work done on 10 Cold Storage Project would go out to bid. Chair Bates said the policy for large purchases over \$10,000 would go out to bid.
3. A letter from John Falla offering his opinion on the two petitions being circulated throughout the town. Mr. Falla notes in his 35 years of experience there are often cases of very tight votes. But, having had the vote and it being declared correct; the vote stands. Mr. Falla also gave his opinion in regard to voting on bonds in November. He said this would be a very restrictive move and cause delays on sensitive issues.
4. A letter from Diantha Robinson from the Department of Marine Resources in Augusta. The letter followed up on James Balano's application for an aquaculture permit. The DMR asked if the town had a Shellfish Committee, and if so, to forward a copy of her letter and the attachments to the committee. Selectperson Sawyer said he would send copies to the Shellfish Committee.

- Warrant: The warrant for the week of June 25, 2018 was reviewed and signed. The total expenses were \$129,209.49 and included three weeks payroll, Seaside Cemetery funds transferred to First Advisors to a perpetual care investment account and Worker's Comp Insurance was paid. Selectperson Willey noted there was a three-time charge for the same amount for Phil's Auto Body under the Fire Department section. Ms. Curtis said voided checks could not be put into the system until the accounts payable batch was released. She said multiple checks had to be written but only one would be sent. The others had been voided.

## TOWN MANAGER'S REPORT:

- Harbor Master Update: Dave Schmanska had hip surgery, and all went well. He is recuperating, and Mr. Polky did not have an exact date on Dave's return to work.

- Property Maintenance Update: Employee, Steve Jarrett, had open-heart surgery several weeks ago. Mr. Polky said he is also recuperating but will be out of work until at least September. There will be a pot luck supper and fundraiser for Steve Jarrett at the town office on Saturday, June 30 from 5 to 7 p.m.

- Transfer Station Update: Mr. Polky said Tom Cushman, owner of Maine Custom Woodlands would take the brush grindings to a paper mill and sell them. The plan is for them to grind everything and have the debris gone by the end of the week. Mr. Polky said the last two or three people the town hired to grind, the town had to wait for the trucks, but Cushman was grinding everything into the trucks; and Polky said, Cushman had plenty of trucks. Mr. Polky said one of the problems in sending the Clean Demo Debris (CDD) to the mills was they were getting full. He said Rockland was closing their landfill and if St. George got the debris ground, Rockland could use it for cover. He said they were working out a deal with Rockland and it appeared it would cost less than sending it to Norridgewock. Mr. Polky was

asked if the fees would be less. He said most every town charged much more than St. George and the intention was to charge a minimal fee trying to discourage people from bringing their debris to St. George. Polky said that did not work and said there was no plan to decrease the fee, at this time.

- Committee Meetings:

Planning Board will meet on Tuesday, 6/26/18 at 7 p.m.

Cemetery Committee will meet on Wednesday, June 27 at 7 p.m.

COMMITTEE REPORTS:

- Solid Waste & Recycling Committee (SW&RC): Selectperson Willey said the committee met on June 20 at 7:30 a.m. and she gave the following updates:

- The transfer station was open until 7 p.m. on Wednesday evenings. She said that seemed to be going well and people seemed pleased.
- The compost was selling quite well.
- The brush continued to be an issue but was now being resolved.
- The Paint Can Program was continuing. The old paint was being taken away. The committee found this company easy to work with and they were very helpful.
- Selectperson Willey said she invited the Chair and members of the SW&RC to come to the July 23<sup>rd</sup> Select Board meeting to discuss their meeting time because they were currently happy with the 7:30 a.m. time.

Chairperson Bates said that was a non-negotiable item if they wanted to sign up for the committee. He said all committee meetings were going to be after 6 p.m. He said the Select Board had been under pressure to get people involved in town activities and on town boards. He noted that the meetings were not for the convenience of the members; they were for the convenience of the town. Chair Bates was asked, "I would like to know who you are under pressure from to change that time? Who is putting the pressure on you?" Chair Bates said they were under pressure to get people to come to meetings and a lot of people were not retired. He said a lot of people work and want to be able to come meetings.

A question from the audience. "I would like to speak, being on that committee that our arms are wide open for anybody who would like to come and if anybody finds 7:30 a.m. inconvenient, I am as one other committee did, we would change to have it work." Selectperson Elwell said that he would like to be able to attend one of their meetings, as a Select Board member, but he had to work. Chair Bates said this was something that the Select Board had thought a lot about. Selectperson Willey said that she did not agree with Chair Bates on this issue.

- The Conservation Committee (CC) met on June 7 at 4 p.m. and had a discussion on invasives.
- The CC started to do GPS mapping along the Fort Point Trail and the St. George School students would be mapping the Ripley Creek area at the marsh.
- The CC continued to do tree cleanup on all the different trails in town and planned to upgrade a bridge over Jones Brook.
- Maine Coast Heritage Trust (MCHT) was planning another open house on Clark Island, August 19<sup>th</sup> from 11 a.m. to 2 p.m. and more information would be forthcoming as the summer progressed. There would be limited space, because the Craignair Inn was busy this time of year, but they were working on the parking situation.
- MCHT was still working out the details for the Meadowbrook Property.
- Stream restoration and the alewives project were ongoing.
- The St. George students are building a digital salinity meter to measure the salt levels in the marsh as high salt levels damage alewife eggs.
- Ms. Willey also invited the CC to attend the July 23<sup>rd</sup> Select Board meeting to discuss their meeting time.

- Planning Board: Chair Bates reported that the Planning Board met on June 12 at 7 p.m. The Board acted on two applications.

The residential pier application at 357 Island Avenue, Rackliff Island was considered. An onsite visit was scheduled for 5:00 p.m. on Monday, June 25; and the Public Hearing was scheduled for Tuesday, June 26 at 7 p.m.

The residential supported pier application at 37 Southern Avenue, Rackliff Island was considered. An onsite visit was scheduled for Monday, June 25 at 5:30 p.m.; and the Public Hearing was scheduled for Tuesday, June 26 at 7 p.m.

After adjourning, the Board held a workshop to review the Minimum Lot Size Ordinance and the town's recently revised Comprehensive Plan.

#### OLD BUSINESS:

##### - Select Board Meetings Calendar – January 2019:

The following changes were made to the meeting schedule:

- January 2019 meetings will be held on 7<sup>th</sup>, 14<sup>th</sup>, and the 28<sup>th</sup>.
- March 11, 2019 was added to the calendar.
- August 2019 meetings will be held on August 6 and the 20<sup>th</sup>.

- Appointments to Boards, Committees & Commissions 2018-2019: The Select Board signed the Administrative Appointments for Elizabeth Curtis and Beth Smith. The following committee members whose terms expired 2018 were reappointed by the Select Board.

- Planning Board: Brendan Chase, Michael Jordan, Jane Brown, Ray Emerson, alternate.
- Budget Committee: David Percival and Richard Cohen, alternate.
- Harbor Committee: Richard Vermuelen, Daniel Morris, Robert B. Norton, alternate and Peter Henderson, alternate.
- Clam Committee: Steve Taylor.
- Recreation Committee: Meghan Benner, Bryan Morse, Craig Gauthier, Gary Minery, Jaime MacCaffray, Michelle Gill, Summer Ward, Cassie Kilbride, and Brandon Caron.
- Addressing Committee: Timothy Polky, Terry Brackett and Michael N. Smith.
- Knox Dispatch Advisory Committee: Michael N. Smith, Amy Dyer and Timothy Polky.
- Scholarship Award Committee: Leslie Ferguson and Frederic Carey.
- Board of Appeals: Mark Bartholomew.

A motion was made by Selectperson Elwell, seconded by Hall, to approve the committee member appointments. The vote was 5-0, and the Title 30 MRSA 2253 Certificates of Appointments were signed by all Select Board members.

- Removal of a Discussion Item from Agenda: (nonverbatim and edited) Nick Lapham asked to speak. "My understanding when I came to the last (Select Board) meeting was, I was instructed to come back and that it would be put on the normal agenda. No one said anything about the impact of submitting the petition."

Chair Bates: "I am sorry you did not see it that way; there really is nothing to discuss. When you file a petition against the town, you immediately get into a legal situation with the town, and therefore, it becomes infeasible to have a discussion about that."

Lapham: "I understand that point, but for the record, since the discussion was taken off, could you please explain what the process is going forward for the resolution or disposition of this issue, particularly since on this agenda there is an item called the Declaration of Official Intent – 10 Cold Storage. I do not know what that means. Can you, again, for the record explain what the process is going to be for the disposition of the petition that was submitted and when will there be an opportunity for further discussion, if at all?"

Chair Bates: "There are additional items on the agenda tonight concerned with 10 Cold Storage Road because as the record stands right now, the citizens of St. George, by a small majority voted to go ahead with the project. Therefore, we are going ahead with the project. Hence, there are a couple of items and

also executive discussions about that project. As to further discussions about that, with you Nick, we will have to look at the petition that you handed in. We will get legal counsel on that, and we will see what comes of that."

Lapham: "There are two pieces to that petition."

Chair Bates: "As you read it out, and as I see, there are two articles on the same petition, correct."

Lapham: "I am curious. Had I not submitted that petition, we would have had a discussion; but it seems like it would have been irrelevant. Is there an opportunity for any discussion at the point of Declaration of Official Intent? As you say that is an action item. That is listed as an action item. Again, I would just like to know the process and the timing for the disposition of the petitions that were submitted."

Chair Bates: "The signatures have to be verified and we will be seeking legal counsel on that. The Select Board will act appropriately. There are a whole range of options, including going to the voters (certain time limits on that) ranging to the other extreme of rejecting the petition. As you know, from reading the MMA town and meetings manual, all these are laid out there and I believe Elizabeth gave you a copy of all that. All those options are there. You have all those options. You know what is going to happen."

Lapham: "I have read it. When can we expect a response from the Select Board?"

Chair Bates: "I think it will depend on what we get from legal counsel. We should not prejudge it. We are going to go into Executive Session later on tonight and there may be some outcome there. I do not know."

Lapham: "Again, I just want to be clear, but tonight's action item is the Select Board and the town is going to go forward and start spending money subject to getting bonding on the project. Is that correct?"

Chair Bates: "The Select Board will move ahead with the will of the voters, the majority of the voters who have voted on that article in May."

Lapham: "How do people who were not aware, for whatever reason, how do they get to express themselves on this issue, right now?"

Chair Bates: "I would encourage you to come to meetings. It is great to see everyone here tonight. I would encourage you to go to the Harbor Committee meetings. In fact, I would have encouraged you to go to the Harbor Committee meetings a year ago and get involved. Citizens needs to be involved to know what is going on. And some citizens were not happy with the 44<sup>th</sup> president; and some citizens weren't happy with the 45<sup>th</sup> president. But the point is, these people were elected by a majority and that is how this thing works in this country."

Lapham: "I understand that, Richard. I understand that the vote count was 188 to 184. I got that. I also got there are some related issues in terms of communications about the town and how it communicates on all of these. And, maybe and where is the time for that discussion because clearly in the process of gathering signatures, that was one of the biggest comments that I received across the board. I have talked with members of the town office who have said that the town does not necessarily do the best job possible of communicating. Where is there an opportunity for people to talk about that."

Chair Bates: "Nick, I am very glad you have brought this up. On the issue of the town not doing the best possible. I believe that the town Administration and the Board does the best. We do try. We try to do our best in all these things, but I welcome you bringing this up about communication because I would encourage you to come forward with your ideas on how we can improve the communication. If that is one of the outcomes of this, then that would be wonderful. We do need to improve our communications. There are so many different ways in which people get their information now. Unfortunately, not everyone gets to hear all this stuff. Please get involved and come and talk to us with your ideas. That would be great."

Lapham: "That is what I have been trying to do, here, and it is basically said – 'Here's the process. Couldn't bring it up. Couldn't talk about it last time because it was not on the agenda. Come in. It's on the agenda.'"

Chair Bates: "But then you foreclose it by handing in a legal petition. That is fairly straight forward. Is that the question? Because we have a lot of business to do, Nick."

Lapham: "Can I ask at the next Select Board meeting that there be a discussion about communications and specifically regarding expenditures? In general."

Chair Bates: "Improved communications. That is an excellent topic to have on the agenda. Improved communications in the town and ideas that people have. Thank you."

- Undue Economic Burden Analysis of the St. George Water Based Economy: Chair Bates said when Attorney Kelly talked with the Planning Board in March about ordinance changes, he used, as an example, a wind company that wanted to put in turbines and he noted there were challenges to that. Administration would only have 60 days in which to figure out the economic impact on the town. Attorney Kelly suggested the town may want to have an economic analysis study done in advance, but would the town want to have this sort of analysis done and how would the town pay for it? Chair Bates was given the name of Rachel Bouvier who is an Economic Impact Analysis consultant and could perform this study. Chair Bates asked if the Board should do nothing or try and find out what it would cost to have this analysis done.

Selectperson Hall thought it made sense to get more information before making a decision as to how long it would take to do an analysis and the approximate cost.

Mr. Polky said there may be other towns interested in doing this, not just St. George. He said if the town was going to move forward on this, he would like to see more of the coastal communities involved, if possible.

Ms. Willey asked if Bristol had an economic analysis study done when they were involved in the Aqua Ventus situation. Chair Bates said no, they did not. Ms. Willey said the fishermen had put a lot of data together and was the economic analysis different than what the fishermen could put together? Mr. Polky said it was different. Chair Bates believed it would need to be buttressed with some objective studies by people who were not directly involved.

Mr. Polky said the major issue was once the application was submitted; there was a 60-day window.

Selectperson Sawyer recommended getting an estimate of cost for the study. Selectperson Hall said the questions would have to be fairly specific in order to get an estimate and a time frame. He thought the Aqua Ventus issue was what they would want to get advice on. Chair Bates said he would make inquiries and get back to the Board.

- Select Board Action Plan 2018-2019: Chair Bates distributed a handout of complied Draft Proposals for Select Board Action Plan 2018-2019 and Draft Actions Involving Select Board, Budget, CC and Administration. He said he broke down issues which involved the Select Board and issues that would involve the other committees. He said there were suggestions that came out of the approved Comprehensive Plan (CP) which impact some of the committees' work.

Chair Bates asked about bullet point #2 – Encourage more community participation rather than individual initiatives. How did the Select Board feel about holding workshops or having more general, unstructured meetings?

Mr. Polky suggested picking a topic and finding someone to speak on it. Selectperson Willey said they used to have more workshops. Selectperson Hall suggested having an established topic, invite people in, discuss the topic and ask for ideas. Ms. Willey suggested the topic on how to improve communications and Improved Communications will be the first workshop topic.

Chair Bates said he listed Food Sovereignty Ordinance/Maine Farmers Markets because other towns in Maine were doing that to give certain independence to people who want to sell from home. He would like the Board to look at this item in the coming year.

Selectperson Hall recommended getting input from the Comprehensive Planning Committee before the Select Board tried to finalize any action plan items. Chair Bates said he would contact members of the CP committee and invite them to July 9 Select Board meeting to discuss their priorities.

NEW BUSINESS: - Liquor License: Monhegan Boat Line - On a motion by Selectperson Hall, seconded by Elwell, it was voted 5-0 to approve the liquor license for Amy Barstow, DBA as the Monhegan Boat Line for vessels the Laura B and the Elizabeth Ann.

- Innkeepers License: Blue Tulip – On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to approve the innkeepers license for Jan Limmen, DBA the Blue Tulip.

- Authorization of the 2018-2019 Budget Purchases: Town Manager Polky said this request is done annually whereby the Administration asks permission to spend the money that has been approved in the budget. This allows the Town Manager or the Purchasing Agent the approval to spend what is in the budget, but no more.

On a motion by Selectperson Sawyer, seconded by Hall, it was voted 5-0 to approve the Town Manager or Purchasing Agent to spend funds in the budget, but no more.

- Engagement Letter for Foster & Company LLP (auditors): Ms. Curtis said she finally got in touch with Foster & Company about an audit for FY2017-2018. She said they had increased their costs by \$1,000 to \$9,200 maximum; the Administration budgeted \$8,500 for the audit. Ms. Curtis asked why the increase and she was told it was due to increased personnel costs. Chair Bates said the school would be using them again this year but thought this was going to be a cost savings to the town. Ms. Curtis did not know what the school paid. Mr. Polky said this needed to be brought back to the table long before this time next year.

On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to approve the Engagement letter with Foster & Company LLP as the town auditors for the FY-2017-2018 for the maximum amount of \$9,200.

On a motion by Selectperson Hall, seconded by Elwell, it was voted that Chairperson Bates sign the Engagement Letter to Foster & Company LLP.

- Declaration of Official Intent for 10 Cold Storage Road: Selectperson Hall received correspondence from Attorney Lee Bragg regarding 10 Cold Storage Road. Mr. Hall said there were certain stipulations and certain rules that must be followed and said there seemed to be a conflict between the fifth Whereas which talked about 60 days and Item #7 which talked about three years.

Richard Ranaghan, President of Northeast Municipal Advisors LLC explained what the Declaration of Official Intent was. He said, "The 60 days is a clawback provision. Once the vote has been taken to approve the bonds, the town may have made some expenditures related to the project. The date of the resolution when it is adopted, allows you to go back 60 days and capture any of those expenditures and they will not harm the tax-exempt status of the bonds. It is not 60 days from when the bonds are issued. It goes back 60 days. If you made some expenditures last month and you approved this today, you can clawback; it is a retroactive provision."

Mr. Hall asked, "It is retroactive 60 days before what?" Mr. Ranaghan said, "Before the adoption of the resolution," and gave an example of a clawback expenditure. Mr. Hall said, "If we wanted to do that. Because we have some planning monies and other things in the budget for this year and we want to be sure that we have enough money in the bond funds to cover all those capital expenditures that were outlined by the Harbor Committee. But, we have three years to decide." Ms. Curtis said, "We would not have an option if this does not get signed."

Selectperson Willey asked, "What would happen if going forward, you look at these petitions and they are in fact legal and they can be used to stop all this? What happens to the monies that would come out of that bond? How would the town be reimbursed if we start doing something when we don't know what is going to happen with these petitions?"

Chair Bates, "Nothing could happen unless and until a bond is issued." Selectperson Hall, "No, but you could start spending money before the bond is issued and pay for it out of the General Fund." Ms. Curtis, "We could do this whether we have this or not. Because we are moving forward; the people have approved the bond."

Mr. Hall, "This just allows us to recover it, if the bond is issued." Ms. Willey, "If the bond is not issued, then what happens?" Mr. Hall, "Then it is paid for out of the General Fund. And there are some monies in the budget." Ms. Willey, "Yes, I know we had money in there, already, which goes over and above that."

Chairperson Bates, "At the moment, it would be a moot issue because there are funds for planning in the budget, already." Ms. Willey, "But if we go over and above in and this petition is in fact becomes legal and says we can't do anything until after the vote in November, how does that work?" Chair Bates, "I think this will resolve itself because we have funds for the next few months. If this issue with the petition is not resolved in the next couple of months, then it could get complicated. But I think for the moment, it is not an issue; but it is something to realize that it could be. That is my understanding of it." Selectperson Sawyer, "The petition at this point doesn't change our schedule of progress but it could; at this point it doesn't."

On a motion by Selectperson Hall, seconded by Elwell, it was voted 4-1 to approve the Declaration of Official Intent on 10 Cold Storage Road to be signed by the Chairperson of the Select Board and the town Treasurer. The motion carried.

- Revision to St. George Smoking Policy: Chair Bates distributed an email from Molly Stone, MSW, Tobacco/Nicotine Prevention Coordinator, Knox County Community Health Coalition. Chair Bates said for the last several months, Ms. Stone has been urging him to change the St. George Tobacco Policy. In order to qualify for signs, the St. George Smoking Policy would need to include (in addition to what is in place): rationale, effective date of new policy, definition of the tobacco products and a statement related to enforcement of the policy. Consensus of the Select Board was not act upon this proposal.

- Bonding Options for 10 Cold Storage Road with Richard Ranaghan, Northeast Municipal Advisors LLC: Mr. Ranaghan handed out informational packets regarding his company and a comparison of the Maine Municipal Bond Bank to Town Issued Debt. He also included a Town of St. George 2018 General Obligation Bond Issue/Preliminary Schedule of Events.

He said he met with the Town Manager and Ms. Curtis to discuss the possibility of the town issuing its own bonds versus going through the Maine Municipal Bond Bank.

Mr. Ranaghan said the town does have two options. He explained the difference between the bond bank which is a quasi-governmental state agency and town issued bonds. Smaller communities generally go through the bond bank which takes 15-30 bond issues from various towns and puts those together into one issue and do one either in the fall in the spring.

Mr. Ranaghan said the other option is the town issues its own bonds and there are inherent pros and cons to both. Most of the larger communities in the state, go on their own. He said St. George last issued about 18 years ago when the addition to the town office with the Fire Station and the Transfer Station was added. The town issued its bonds then and was rated AA, which is a high rating. He said the town has strong demographics, property tax collections are very good, the town's balance sheet is strong, and the financial statements are in good order, so the town is able to get a good bond rating. He said it is about a 12-week process, starting by gathering the data through to the closing.

Mr. Ranaghan discussed the following areas: Costs associated with both funds, such as fees for bond counsel which is paid for out of the town's own funds; Bond bank basis points; closing cost fees, and the attorney's fee which has not yet been discussed with Lee Bragg.

Mr. Ranaghan said if the town wanted to do the bonds on its own, Northeast Municipal Advisors provides an Engagement letter as a scope of services and what his responsibilities are. The town gets an insurance certificate that shows he is insured and licensed through the Municipal Securities Rulemaking Board. Ranaghan said he is the only licensed municipal advisor in the State of Maine. He said that if he is chosen, he would work with Mr. Polky and Ms. Curtis, gather the information, and work to get the very best possible rating for the town.

Chair Bates said if the town goes with the state Bond Bank, the town could be averaged out with other towns and may get charged a higher interest rate. Ranaghan said the Bond Bank has its own rating. They do not rate every individual credit in the deal and do not sell as good as their rating. The Bond Bank has a debit service reserve fund which the town would have to fund. Town issued bonds do not. The Bond Bank makes the town pay the bond payments 30 days early. With town issued bonds, you do not.



Mr. Falla asked if there was a provision that the bonds would be callable if there was money left over and the town wanted to pay off some of the bonds? Mr. Ranaghan said typically the bonds were callable after 10 years.

Mr. Ranaghan explained the possibility of having a bond anticipation note issued or doing construction financing if the project significantly came under estimate and if the town did not want to over bond. He explained the process but said the down side was the town would have multiple issuance costs.

Mr. Falla said his experience 18 years ago in financing the Transfer Station and the new Fire Station was all new to him; but Mr. Ranaghan was very good. He was there answering questions, leading and helping with all the process. Mr. Falla suggested having Mr. Ranaghan work with the Select Board and the Administration, if town issued bonds were selected.

Selectperson Willey said because there had been no decisions made regarding the petitions, she felt everything seemed to be "up in the air." Mr. Ranaghan explained the town would receive an Engagement Letter to approve and it could be terminated at any time, at no cost. He said Attorney Bragg, the town's bond counsel, would not give the Select Board a clean opinion to move forward to sell the bonds until the matter (the petitions) was clear.

On a motion by Selectperson Elwell, seconded by Hall, it was voted 5-0 to retain Northeast Municipal Advisors LLC to work with the Town of St. George on town issued bonds and fees.

**EXECUTIVE SESSION:** At 8:37 p.m., on a motion by Selectperson Elwell, seconded by Hall, it was voted 5-0 to go into executive session pursuant to Title 1 MRSA Sec. 405(6)(E) to discuss the Confidential Attorney/Client Communication regarding Development of Waterfront Improvement Bond vote and the citizens petition presented tonight. The Select Board came out of Executive Session at 9:21 p.m. and returned to Regular Session.

- Return to Regular Session: At 9:27 p.m., on a motion by Selectperson Hall, seconded by Elwell, it was voted 5-0 to reject the June 25, 2018 Citizens' petition because Municipal Officers need not permit the "ping-ponging" of warrant articles back and forth and can reasonably conclude that the first valid vote on an issue will be the only vote on this issue, as ruled in the case 'Inhabitants of the Town of Vassalboro v. Frederick & Camille Denico. et al., Sup. Ct. Kenn. Cty., Docket No. 89-517 (Feb. 23, 1990)'.

At 9:30 p.m., on a motion by Selectperson Hall, seconded by Sawyer, it was voted 5-0 to adjourn the meeting.

Richard J S Bates, Chair, was Recording Secretary for the minutes under Executive Session minutes, the return to Regular Session, and adjournment.

Respectfully Submitted,

Marguerite R. Wilson  
Select Board Recording Secretary