

ST. GEORGE SELECT BOARD & ASSESSORS

St. George Town Office

MEETING MINUTES

September 10, 2018

The Select Board meeting was called to order at 7 p.m. Members present were: Richard Bates, Chair; Randy Elwell, Jerry Hall, Wayne Sawyer, and Tammy Willey. Also present: Tim Polky, Elizabeth Curtis, and Kerry Altiero.

PUBLIC COMMENTS: None.

REGULAR SESSION:

- Adjustments to Agenda: The following adjustment was made:
Catering Permit for Café Miranda was moved from New Business to Regular Session
- Catering Permit Request: Kerry Altiero, owner Café Miranda in Rockland, applied for a catering permit. Ms. Curtis said the function date is September 22, 2018 and is for the Perkins' Wedding Bar at Blueberry Cove Camp. No public comments had been received and the Select Board found no reason to deny this application. On a motion by Selectperson Hall, seconded by Sawyer it was voted 5-0 to approve Café Miranda's request for a catering permit.
- Minutes: The Select Board minutes were amended as follows:
Page 5, under Old Business: paragraph 7, line 7, delete the sentence: **Mr. Polky agreed with Selectperson Hall's statement.**
Page 6, under Update on 10 Cold Storage Renovations, paragraph 2, line 7, change to read: ... to reimburse the town **for earlier expenses**. Page 7, corrections under Update on Solar Panels: paragraph 2, line 6, change to read: ... end up having to **do that**. paragraph 3, line 7, remove the underlined words
paragraph 4, line 2, remove highlight and change word them to **Revision** paragraph 5, line 1, **change to read**: Selectperson Hall **questioned whether** the town purchases 100% ...
Page 8, first full paragraph, line 1, change to read: ... was designed to produce **about 90-95% of the electricity** for the six meters.
Page 9, paragraph 2, line 3, correct spelling: ... was more **database oriented**

On a motion by Selectperson Elwell, seconded by Hall, it was voted 4-0 (Sawyer abstained) to approve the Select Board minutes of August 20, 2018, as amended.

- Communications: The following communications were received.
An email from Joss Coggeshall to Selectperson Hall regarding solar power at the Transfer Station and the Wyeth Reading Room.
A communication from Nat Lyon regarding the breaking ground for the barn at the Marshall Point Lighthouse.
A communication from Marilyn Westervelt.

- Review of Mr. Coggeshall's Email to the Select Board: Selectperson Hall responded to Mr. Coggeshall's email letting him know the solar issue had been discussed at the last Board meeting and would be discussed again at the September 11th meeting.

- Review of the Wyeth Reading Room Project on Horse Point Road: Mr. Coggeshall questioned how building could occur in a CMP right of way. Mr. Hall responded that he was aware there had been some question regarding this situation but thought the issue had been resolved and would raise the question at the next Select Board meeting.

Selectperson Hall noted Coggeshall's email said CMP and the Fire Marshall felt that it had been a mistake to allow them to build this building in the CMP right of way.

Mr. Polky said Coggeshall talked with CMP and was told if anything happened in their right of way, it was their total control. Mr. Polky understood Coggeshall had also talked to Mr. McCarthy at the Fire Marshall's Office and was told enforcement of this type of issue in a municipality under a 4,000 population was totally in the authority of the Fire Marshall's Office. Both agencies said that should not be going on and the town of St. George had no authority or ability to enforce any of that situation. Mr. Polky said it stated in Coggeshall's email that the Fire Marshall's Office had the authority to shut it down.

Mr. Polky, "As far as CMP, I know that I talked with one of the line supervisors here in my office when they first had the slab poured. He was down there to shut the job down. He said you can't build underneath the lines." Polky said the line supervisor wanted to know who the neighbors were and where their right of ways were because they would have to buy a right of way from some of the neighbors. Mr. Polky said he then found out that Ms. Bean made an agreement with CMP to bury the power lines around the building on her property and put a pole up the other side of the building. He said he then received a complaint they were building underneath the wires.

Mr. Polky said CMP was aware of the situation because they had to come down and set up temporary power for the contractors to do the work underneath the wires. CMP did not halt the work nor did the Fire Marshall's Office.

Selectperson Hall asked if CMP agreed to run the line underground within Ms. Bean's right of way, let them have the building in their right of way, and if the parties reach a negotiated settlement, wouldn't that take care of it? Polky said it would.

Mr. Polky said it is currently an unsafe situation with the power lines but when (eventually) buried, it would be fine. In the meantime, the project should probably be shut down until the lines are moved.

Mr. Polky said CEO Brackett had talked to CMP and the Fire Marshall's Office stating his uneasiness with what was happening there and asked for some help.

The Select Board reviewed the photo Mr. Coggeshall had sent showing the location of the ridgepoles and the four power lines crossing over the property. The Board felt this was an unsafe situation. Ms. Willey hoped this situation was resolved soon before somebody got hurt. Mr. Polky thought the contractor's insurance company would want to know what was being done there. Chair Bates made a suggestion. If Mr. Coggeshall wanted to continue to pursue this issue, that he contacts the insurance company and discuss it with them.

Selectperson Hall will draft a response to Mr. Coggeshall to explain the results of the Select Board's discussion and let him know that CEO Brackett is dealing with this issue.

- Nat Lyon Communication: The Select Board received a notice dated August 27, 2018 letting the Town Manager know Marshall Point Lighthouse would be breaking ground for the barn on September 12 at 9:30 a.m. They asked if Mr. Polky or a representative of the town could attend.

- Marilyn Westervelt Letter: Ms. Westervelt asked the Select Board if they would discuss an issue of having a Transfer Station staff person pick up trash and recyclables monthly or on occasion for some of the older or handicapped residents of St. George. Selectperson Sawyer wondered whether youth organizations in town would like to make a little money doing this service.

Selectperson Willey thought it would be a good fundraiser.

Selectperson Elwell thought this inquiry should be passed on to the Solid Waste & Recycling Committee. Mr. Polky said in the past there was a company who was willing to pick up the recyclables for a fee, but no one wanted to pay the fee. Selectperson Willey said they have discussed this at the Solid Waste Committee, and they do not want to discourage people from recycling, even though the town is having problems selling recyclables.

Chair Bates said it would probably be best if some friends, church members, etc., could help as the town does not provide that service. Selectperson Willey said she would take this request to the Recycling Committee to see if they knew of anyone who might be interested in helping.

- Warrant: The warrant for the week of September 10, 2018 was reviewed and signed. The total expenses were \$375,041.09 and includes three weeks of payroll, a 2018 paving payment of \$145,090, payment of \$6,206 to James Kalloch from the Fire Department Water Hole Reserve Funds, a payment of \$11,500 to Maguire Equipment, Inc. for the 40-yard open top containers for the Transfer Station, and a payment of \$100,000 to the St. George Volunteer Firefighters & Ambulance Association.

Ms. Curtis said she pays Social and Community Services in October and that includes payments to the cemeteries.

Ms. Curtis said the cost of the newsletter to outside vendors was \$1,270.00; it included the printing, the postage, also there were 50 hours of staff time. Mr. Polky said as of September 11, three people had responded because their addresses were wrong. He said this mailing brought in four new people to receive it by email and one person unsubscribed. Chairperson Bates said it was still in its early days and he wanted to be optimistic in getting more requests. Ms. Curtis said she asked the five or six people who attended the St. George Business Alliance meeting if they had received the newsletter. Almost everyone there had and had read it.

TOWN MANAGER'S REPORT:

Mr. Polky said Turkey Cove Road and Ridge Road are paved. He said he was concerned about going over budget, so he pulled Wallston Road from this year's paving plan. He is hoping to have that road paved next spring or next year. Chairperson Bates and Selectperson Willey said the roads looked good. The shoulder material should be laid down within a couple of weeks. Mr. Polky said a "virgin mix" was used. The only concern he had was it did not appear to set up as hard as the asphalt had in the past; but he was satisfied with the work, and the contractor completed the job quickly.

Mr. Polky said the Transfer Station received the 40-yard open top containers for the demo debris.

Mr. Polky said they re-did four of the dry hydrants in the fire ponds: Jim's Pond, the Marsh, the Ponderosa, and they took out the standpipe at Automaster and replaced the one on Snow's Point Road located just before the Scout lodge.

COMMITTEE REPORTS:

- Planning Board: Chair Bates was unable to attend the Planning Board meeting but related that the Board met on August 28th and are continuing to develop a sign ordinance. Their next meeting is September 12. The meeting with Comprehensive Planning Committee members was being rescheduled to September 25th.
- Cemetery Committee: Selectperson Hall said the Cemetery Committee met and continued to discuss definitions and sections of the proposed cemetery ordinance. The committee found that ordinances vary from town to town. Mr. Hall said John Falla had been very helpful in walking the committee through section by section and had circulated a lot of reference ordinances. Mr. Hall said they have a good, interested and knowledgeable group of people who have been involved with one cemetery or another in town and they have had good discussions.
- Conservation Commission: Selectperson Willey said the CC is planning a program on Invasives along the Fort Point path at Wiley's Corner on September 15 at 9 a.m.

OLD BUSINESS:

- Contract Amendment for Route 131 Winter Road Maintenance: Ms. Curtis noted that the Town Manager recently signed a contract with MDOT for the town to take over plowing 10.5 miles of Route 131. The Board had discussed adding an addendum to J.K. Kalloch's winter maintenance contract with the town. Mr. Polky said 10.5 miles would be added onto Kalloch's current contract @ \$5,200 a mile, if the Board agreed.

On a motion by Selectperson Hall, seconded by Willey, it was voted 5-0 to approve the amendment which adds 10.5 miles of road on Route 131 @ \$5,200 a mile, to J.K. Kalloch's current road maintenance contract. The motion carried.

The amended contract with J.K. Kalloch was signed on September 10, 2018 with Finance Director Elizabeth Curtis as witness.

Selectperson Elwell asked Mr. Polky if the state would reimburse the town for the sand and salt? He said the State will pay the town \$6,120 a mile. Mr. Polky said the State preferred the town not use sand but would not stop the town from using it.

- Improved Communications: Chair Bates thought the newsletter was great and commended all who worked on it. He said now that they have a measure of how much it costs to do the newsletter, they will need to figure out whether it should be put out once or twice a year or if once every few years would be sufficient. Selectperson Hall thought they should give this issue more time and then assess the impact. Mr. Polky said it was hard to measure how many received the newsletter or who read it. He said if Ms. Curtis had not polled the Business Alliance, they probably would not have said anything. His suggestion to Select Board members was when you see people, ask them if they saw the newsletter. Chair Bates said there would be a note in the September 13 school newsletter and Julie Wortman would put a note in the St. George Dragon.

Chair Bates liked Selectperson Elwell's suggestion of having an Email Sign Up table set up in the large room on Election Day, November 6, 2018.

Selectperson Willey said the School Board talked about how they could improve their communications and she told them the Select Board was discussing the same issue. She said she would pass along the Select Board's ideas to Michael Felton.

The Select Board discussed creating an informational card that included important dates similar to what the CDC had done. Selectperson Willey thought the Board was waiting to see how it turned out with the CDC. Chair Bates' impression from Rob Kelley was it raised the profile of the CDC and several people commented to him that it was a useful tool.

Selectperson Elwell felt if it came from the town, people would not pay that much attention to it. Mr. Sawyer said no one said anything to him about receiving the town newsletter in the mail. Mr. Polky thought people would respond because of the message that was put in the newsletter – this is to get people's input. Mr. Elwell did not think people were that concerned about issues, and the majority of people in town were comfortable with what the Select Board was doing.

Chair Bates suggested rather than do a mailing have cards printed up on stiff paper and leave them at the library, the transfer station, the town office, in the large room on election day, places where the St. George Dragon is placed, and in other prominent places in town. Mr. Polky and Board members liked the idea. Chair Bates will draft a list of dates to be reviewed at the next Select Board meeting.

Chair Bates reminded the Board that as representatives to Boards, Committees and Commissions they agreed to work with the groups to see that their summaries were written and sent to Cherie Yattaw. Cherie needs the narratives by September 27th. If a group such as the Board of Appeals did not meet, the Board recommended stating, "The Board did not need to meet."

- 10 Cold Storage Road (CSR) Bond Process: Ms. Curtis said the bid opening will be on September 12th at 11 a.m. She said the town's bond agent will be present for the opening. Ms. Curtis said the money should be available to the town by the end of September.

She said the town received their Standard & Poor's rating and it is AA+. Mr. Polky noted there are only a half a dozen towns in the state that are higher than St. George.

Mr. Polky said there was a crew at 10 CSR drilling and doing exploration of the entire piece of property and would be there for the week. Noel Musson had recommended this crew. Chair Bates noted this was a no bid contract because of the specialty of the work.

- Fuel Tank Installation Update: Mr. Polky said the Fire Marshall's Office had been contacted to apply for a permit, and DEP was also contacted. He said as it turned out DEP Land Use Division and the Division of Drinking Water did not have to deal with the issue.

Mr. Polky said because of the cost to bury power lines and the fact they would be too close to the well, they changed the location of the fuel tanks. They will be placed at the end of the Salt & Sand Shed. They will cut a hole on the north side by the property line for an entrance. The exit would remain the same.

Mr. Polky said all the gravel between the salt shed and the road would be moved to the backside of the salt shed. This would allow for more room for the reclaimed material and gravel or cold patch for road maintenance.

He thought they would most likely have to move the (public) sand pile some and would like to put a roof over the sand because the tarps were not working out; a lot of sand was being wasted. He said the roof would be a simple structure.

Mr. Polky said they had discussed changes at the Transfer Station. One was to move the Universal Waste building towards the pole in the direction of the road which might create another driving lane through there.

Mr. Polky said the permit application request for the fuel tanks will be on the Planning Board's agenda on September 12, 2018.

- Solar Panel Updates: Ms. Curtis said she talked with ReVision. The town has six CMP accounts in the agreement with ReVision. They did not put six accounts into the CMP agreement. So, they added the sixth account in and now she believes both agreements agree and all companies know this but the town is still paying everybody. She said she heard from CMP last week that they got confused last fall and stopped billing the town for the Transfer Station. So, now the town has had to make up for three or four months of no billing. Ms. Curtis said she is still working on this and is hopeful that at some point, it will all even out.

Selectperson Hall said he pulled the ReVision contract and reviewed it. He reported that the contract clearly states that the town buys all the power that is produced by the system the town has installed. If the town needs additional power, the town can buy that from other sources. He said, "We do not buy 100% of our power from ReVision. Right now, we should be producing more than we are using, buying all of our power from ReVision and banking credits, but because the system hasn't been working, I am not sure if that is happening."

Mr. Hall, "CMP should be sending us a bill each month with that fixed \$20 charge (or whatever it is), and nothing else at this point. Then once the system stops producing an excess, they would use the credits that have been banked until those run out. Then we would pay the difference between that used and that produced through the winter months. That is my understanding."

Mr. Hall, "The contract is very clear that we are purchasing the power produced by this system and the way it reads is 'purchaser may purchase electric energy for this facility from other sources if the purchaser's electric requirements at the facility exceed the output of the system'." Ms. Curtis asked, "If the system is outputting nothing, where does that leave us?" Mr. Hall, "Then we are purchasing from CMP." Mr. Sawyer asked, "Why aren't we making electricity?" Chair Bates, "There's the financial issues and then there's the technical side of it. What does the financial side in the contract, look like?" Ms. Curtis said it looked pretty straight forward as long as the system is producing. Mr. Hall said, "It seems pretty straight forward even if the system isn't, but we need to get the system fixed because it's costing us money. And we should ask ReVision if they are going to make us whole."

Mr. Polky said one of the problems they are running into is that the contract the town has with ReVision seems to be very clear, but he is not sure the agreement with ReVision and CMP and the town of St. George is that clear. He said Ms. Curtis is trying to work that out and she doesn't have the answer yet. Selectperson Hall, "At the end of the day, ReVision owns this. They are the ones that need to straighten this out because they said they would help with the CMP coordination and all that. I recall them coming to us and asking for the meter numbers and us supplying all of the meter numbers to them."

Ms. Curtis said the biggest reason it seems to have gotten so messed up is CMP chose to change account numbers about the same time. ReVision deals with meters, CMP only deals with account numbers which are now different. She put everything in a grid, sent it out and asked them to fix it. Hall asked, "To Revision?" Ms. Curtis, "I haven't talked with CMP other than to verify that we do owe them for Transfer Station power for November through March." Mr. Hall, "You are dealing primarily with Revision?" Curtis said yes. Mr. Hall, "My view is they own this. They need to get this fixed."

Chair Bates asked for an update on the technical side. Mr. Polky said ReVision kept claiming it was a computer link that was not working. Polky said the system was kicking a breaker. ReVision was not sure if that was the case but sent a technician down to find out why it was tripping and to put a lock on it. Mr. Polky and ReVision thought it had gotten fixed. Polky went there last week and found out that there was another technician putting in another component. Polky asked him if he found the problem. He said no but the work order said to put the part in. Polky asked the technician what the problem was. Selectperson Hall asked who Polky talked with at ReVision. Polky said Brian and he seemed to be on top of what was happening. Brian seemed to think the issue was somewhere in the panels.

Selectperson Hall will contact Nick Sampson, ReVision's sales representative, and discuss the problems and issues with the system. Mr. Hall said ReVision took steps in this process to be very above board and upfront about possibilities that things could go wrong "but here is what we will do to fix it if it does." This behavior is not at all in keeping with the way they behaved before. Mr. Polky agreed. Chair Bates said the town will need to resolve some of this extra cost we will have incurred because of the failure of the system. Selectperson Elwell thought this may give ReVision incentive to hone in on the problem and fix the system if they think they need to compensate the town, as promised.

Chair Bates said Ms. Curtis will continue to work on the financial side and Selectperson Hall will work with ReVision regarding the technical issues.

NEW BUSINESS:

- Separate Account for the 10 CSR Bond Funds and Expenses: Ms. Curtis said she would feel much more comfortable if the \$2,640,000 had its own account and pay all bills for 10 CSR from that account. She explained, that way there would be no doubt about general fund money and the CSR bond money being mixed. Ms. Curtis said the names on that account will be: Cherie Yattaw, Timothy Polky and Elizabeth Curtis.

A motion was made by Selectperson Sawyer, seconded by Hall, to give Ms. Curtis permission to open a separate checking account for the 10 Cold Storage Road bond funds and expenses. The vote was 5-0. The motion carried.

- Committee Appointments: Chair Bates said Alan Letourneau was willing to serve as an alternate on the Planning Board and Crystal Tarjick was willing to serve as an alternate on the Budget Committee.

On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to approve the appointments of Alan Letourneau as alternate to the Planning Board and Crystal Tarjick as

alternate on the Budget Committee. The Certificate of Appointments were signed by the Select Board.

- Abatement: Map 219, Lot 084. Ms. Curtis said in 2017, Lot 084 was combined with Lot 083 for tax purposes. Bills were sent out mistakenly as two separate lots: the combined lot and one of the original lots. Daniel Richard was overcharged by \$1,160.82.

On a motion by Selectperson Hall, seconded by Willey, it was voted 5-0 to approve the abatement in the amount of \$1,160.82 to Daniel Richard.

- Select Board Policy Manual: Chair Bates distributed a time line handout for review of the Select Board Policy Manual, March 19, 2018 (version). He scheduled Select Board meeting dates September 17, October 1 and October 22 to review the manual.

- Staff Training and Holiday Schedule: Chair Bates said the staff has requested the town office be closed on Thursday, October 4, while staff attends an MMA training conference and staff requested the use of a personal leave day to be taken on December 26th. The office would be open on December 24th from 8 a.m. to noon and then reopen on December 27th at 8 a.m. The Transfer Station will be open on December 26, 2018.

On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to approve the closure of the town office on October 4, 2018 for staff to attend an MMA training conference and December 26, 2018, allowing staff to use their personal leave time on that day. The motion carried.

- Other Items: Mr. Polky said he was meeting with a Courier Gazette representative, Ralph Colson, Kevin Solsten and Peter Achorn on September 12, noontime at the town office. Mr. Colson is gifting another \$50,000 to the Colson Scholarship Fund. A press release will be done.

At 8:37 p.m., on a motion by Selectperson Sawyer, seconded by Willey, it was voted 5-0 to adjourn the meeting.

Respectfully Submitted,

Marguerite R. Wilson
Select Board Recording Secretary