

## **ST. GEORGE SELECT BOARD & ASSESSORS**

### **St. George Town Office**

### **MEETING MINUTES**

September 17, 2018 – 7 p.m.

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 Bruce Hodsdon.

**PUBLIC COMMENTS:** (non-verbatim) Bruce Hodsdon of the Coastal Recovery Community Group in Rockland was present this evening. He and Alane Kennedy of the St. George Community Development Corporation (CDC) have planned a series of three events on "Community Conversations - Opioids in St. George." The topics are on stopping the stigma and starting a conversation on opioid use in the community. At each event there will be a dinner at 5:30 followed by a movie and a local area guest speaker. The schedule is: September 19 at Blueberry Cove with Michael Felton, St. George School Superintendent as guest speaker; October 17 at the Odd Fellows Hall and November 7 at the Jackson Memorial Library. Mr. Hodsdon said upcoming guest speakers will be announced and the Dine.Watch.Discuss. series is free of charge. Mr. Hodsdon said the CDC and the CCRC are trying to educate and activate members in the community on drug awareness and opioid issues. Event flyers are being distributed throughout the town or information can be found at: [www.stgeorgecommunity.org](http://www.stgeorgecommunity.org) Mr. Hodsdon added that Knox County is forming a collaborative similar to that of Lincoln County and Waldo County to address opioid recovery issues. He said Knox County law enforcement and the D.A. are also working on this collaborative.

### **REGULAR SESSION:**

- Adjustments to Agenda: The following adjustment was made:

The review of the Select Board minutes of September 10, 2018 was removed from the agenda.

- Minutes: The Select Board agreed to postpone the review of the September 10, 2018 minutes as the Select Board did not receive those in time for the meeting. Those minutes will be taken up at the next Select Board meeting on October 1, 2018.

- Communications: The following communications were received.

- Joss Coggeshall sent several emails to Selectperson Hall regarding the Wyeth Reading Room.
- A related letter (on the Wyeth Reading Room) was received from Anita Siegenthaler.

Mr. Hall responded to let Coggeshall know that the current situation at the Wyeth Reading Room was not within the town's jurisdiction.

Mr. Hall noted that CEO Brackett talked with the relevant parties, expressed the town's concerns but said the town did not have jurisdiction over the situation. Mr. Hall said it appeared there was a plan in place that would address this to the satisfaction of the four parties involved: The State Fire Marshal, the owner, the contractor, and CMP.

Mr. Bates said the situation at the Wyeth Reading Room is not within the jurisdiction of the town with the population being less than 4,000.

Mr. Polky said he had spoken with CEO Brackett. Polky also said the Fire Marshal's office was sending someone down to look at the situation at the Wyeth Reading Room. Mr. Polky said they may be looking at more than one issue there and that a CMP supervisor was onsite today (9/17/18).

- Warrant: The warrant for the week of September 17, 2018 was reviewed and signed. The total expenses were \$442,263.05 and includes payment of \$5,397.74 for gutters purchased, a September school payment and a payment to the North Parish Church Association.

#### TOWN MANAGER'S REPORT:

Mr. Polky said the sand was arriving at the transfer station today and there would be two loads of salt arriving in the morning. He said they would be trying to get everything in and closed up within the week.

Road work was being done on the shoulders of Turkey Cove and Glenmere Road. Mr. Polky said they were having a problem finding shoulder material and would be using gravel. He was not sure how the gravel would work out.

Mr. Polky received a letter from Crossroads Waste Management in Norridgewock. Crossroads is applying for an expansion of their facility to DEP and Crossroads is asking the town of St. George for a letter of support. Mr. Polky said, "In my opinion and I think Tammy will go along with this, I don't know if there is any better facility for solid waste in New England. That is a pretty good spot there. They do a good job and we are paying a real reasonable rate and it looks like that is going forward."

Mr. Bates said he heard nothing but good reports about Crossroads from Tammy who visited the facility. Ms. Willey the facility is interesting and recommended taking a field trip to Norridgewock to see it.

Chair Bates, "Do you want a sense of the Board?" Mr. Polky said yes. He said the town has a good relationship with Crossroads, and Polky thought when the contract expired, they would renew it again. He said they are reasonable to work with and the rates are great. Mr. Polky said Crossroads facility is the backup for Fiberight (a new recycling plant). He said the residuals from Fiberight go to Norridgewock and thought that was one reason Norridgewock was expanding its facility.

Mr. Polky said single sort recycling was not working out as well as everyone thought it would. Selectperson Hall, "The failure of single sort means that the waste will increase." Polky said yes. Chair Bates felt people would not go from single sort to sorting and would toss everything in the trash. Mr. Polky said more and more communities were going back to sorting all the trash because they were not having good luck with single sort.

Selectperson Hall said there had been three or four towns recently report that they were just giving up recycling all together and there had been the debate about whether the town government should pay the extra (\$140) to support single sort recycling even when it was not recycling. He thought towns would unlikely do that. Mr. Hall, "I wouldn't be surprised if single sort is dead." Polky, "If not dead, they will have to revamp it drastically." Mr. Polky thought in two to four years markets would open up again.

On a motion by Selectperson Elwell, seconded by Hall, it was voted 5-0 to have Town Manager Polky draft a letter of support to Crossroads Waste Management facility in their effort to expand their business.

## COMMITTEE REPORTS:

### - Planning Board: Planning Board 7:00 pm September 11 Meeting

The building permit application at 141 Wallston Road, Tenants Harbor, to build a Second Hand shop, was accepted as complete, and, meeting the performance standards in the Site Plan Review ordinance, it was approved.

The building permit application at 109 Main Street, Tenants Harbor (Tenants Harbor Baptist Church) to repair the bell tower and the trim was accepted as complete, and, meeting the performance standards in the Site Plan Review ordinance, it was approved.

The building permit application at 176 Wallston Road, Tenants Harbor (St. George Transfer Station) to install fuel tanks was accepted as complete; a waiver was granted, Section X-B in the Site Plan Review ordinance, on the lot line requirement to permit a more practical and economical development; with this adjustment, the application met the performance standards and was approved.

After adjourning, the Board continued their work on developing a Signs ordinance.

- Shellfish Committee: Selectperson Sawyer reported the GRSSMO (shellfish) committee met on September 13 and the clam committee presented them with a rough draft of administrative and ordinance changes. He said the administrative changes could be handled at their regular meetings and probably would do so as soon as possible. The ordinance changes would have to go to the Select Boards of each five towns to be reviewed and eventually voted on by each town's citizens.

Mr. Sawyer noted some of the changes: To be able to sell conservation time. He said it is a change in terms of its current intent which is - you do so many hours of conservation time or cleanup time and the opportunity will still be there.

Selectperson Sawyer said they have a fair number of people who pay for clamming licenses who do not clam and because they do not clam, they are not interested in doing cleanup or conservation work. He said the change would be that this would raise a clamming license to over \$500 if you did not want to do the conservation work. The committee's argument is they will sell just as many.

Selectperson Hall asked if they get a credit if they do the conservation work themselves? Mr. Sawyer noted there is a grand mix of people who buy clamming licenses. Some cannot physically clam. Some buy to keep the licenses local. Some do clam but do not do the conservation work. Some buy licenses who do not clam but do conservation work. Mr. Polky said people buy a license not to use it but to support the program. Mr. Sawyer said a clam license costs \$375 and would increase to \$575 if the ordinance change passed. He said there were almost no students buying licenses.

Selectperson Sawyer said the next step is for the clam committee to do their rewrite then present them to the GRSSMO Board for their revisions. GRSSMO will present the draft to the Select Boards and then each town will have to vote on the new changes.

- An Update on the MSU School Board Meeting: Selectperson Willey said she attended the School Board meeting last Wednesday. The school has a new website. Ms. Willey said the St. George MSU had a round table discussion with a member of the Department of Education from Washington, D.C., school staff, parents, and members of the public. Ms. Willey was not sure

what was discussed but heard it was a very interesting meeting. She noted that someone at the State level invited the federal DOE member to come up and look at the school's educational program.

Selectperson Elwell said DOE came up because there was an article written about the St. George school. He said it was quite an article on how well the school was doing and growing. He will check with Michael Feltis about the link for the article. Mr. Elwell also noted there were five new families with children who had moved into the area.

#### OLD BUSINESS:

- Improved Communications: Chair Bates designed an informational date card for the Board to review and discuss. He used card stock and included important dates, town office and transfer station hours, phone numbers and town office holiday closures. Chair Bates asked for input. Was this idea worth pursuing?

The Select Board suggestions:

- Print the cards on a quarterly basis.
- Use bright colored card stock and use a different color each quarter.
- Put the Select Board meeting dates on the card. Bold print certain dates such as the General and Referendum Election and Town meeting.
- Place the cards in the town office, at the library, transfer station, and other various places in town.
- Could the office staff ask people when they came in to pay their taxes, if they want to sign up? (Mr. Polky said this would depend on how busy it was at the front office.)

Chair Bates said he had the template designed and would proceed using the Board's suggestions.

Selectperson Willey asked if there had been any more feedback from people wanting to receive the newsletter in the mail or online? Mr. Polky had not received any requests for Constant Contact. He said they have had a couple of requests for address changes. He polled the Planning Board on how many had received the newsletter. He said three quarters of the Planning Board said they had received it and read it. Selectperson Elwell said quite a few of the Fire Department said they had received it.

Selectperson Elwell will talk with Paul about putting a link on the school's website for the Town newsletter.

- Update on 10 Cold Storage Renovations Bond Process: Ms. Curtis said the opening of the bids was quite simple. There were five bids and they went with R.W. Baird who offered the town 3.09% interest rate. Ms. Curtis said the town's bond agent gave the town a proposal of 3.25% interest rate but going with the 3.09% rate was a savings of \$20,000 over the life of the bond. She said a bank account had been set up and the money would be wired in on September 28, 2018 after the closing.

Mr. Polky said he would talk with the Harbor Committee to see if a meeting could be scheduled in October, so members could get briefed and up to speed regarding 10 Cold Storage Road.

- Update on Fuel Tank Installation: The Planning Board approved this. Mr. Polky had talked with three agencies in the DEP and they had no problems with this. The Fire Marshal's Office will send a permit once the application and check is filed. Mr. Polky said Hoppe Tree Service

started taking trees down and the next issue was to get the tanks delivered and have a power line installed from the salt shed to the tanks.

- Update on Solar Panels: Selectperson Hall said following the meeting, he contacted Nick Sampson and basically said, "We were kind of unhappy that this thing hasn't been working and we are losing a little bit of money and that we have had different messages. So, I think it would be good if we had a point person on their side and a point person on our side, so that we have clear lines of communication and we have a clear understanding of the plan is and how it is going to be fixed, etc." Nick agreed and would be ReVision's point person for now. Tim Polky will be the point person on the town's side. Nick Sampson would send communications to Tim Polky, a copy to Jerry Hall, a copy to Richard Bates, and a copy to Joss Coggeshall (the Conservation Commission person heavily involved with this).

Selectperson Hall said ReVision found two things wrong. There was a loose lug nut and then a bad inverter. After addressing those two problems, the system was fixed. ReVision said since early September, the system had been working pretty well and it now could be monitored. Mr. Polky said it was up and running. ReVision told Mr. Hall if there were any other issues to contact Nick Sampson who would continue to be the point person through the end of the year. Since ReVision is restructuring their service department, Pheobe Hunt will be the town's point person, effective at the beginning of next year (2019).

When Selectperson Hall reviewed the introductory letter from ReVision, he found it lacked information which Sampson said should have been included. It did say ReVision would bill quarterly, CMP would bill monthly but it did not include the details of how it would all work. Mr. Hall said he would be happy to contact Nick and say, "somebody needs to walk us through the details of this."

Ms. Curtis said there was still a billing problem because CMP was continuing to bill the town and the town was still paying CMP for electricity.

Mr. Hall, "They will still bill us, and we will still pay them for electricity to some degree, depending on how much we use versus how much we generate over the six meters. It may be that we are generating more now than we use but it could be that they are banking it at the transfer station and we are paying regular bills here. If that is happening, then I don't think it is supposed to work that way."

Mr. Polky, "That is our problem. We don't know what is happening, so we are trying to get that answer. I want to know how much each meter is credited or charged. Because what we have always done here is we've kept track what it has cost us to run electricity at this building, the fire stations, at the transfer station and the way ReVision wants to do it, it is impossible to track each facility."

Mr. Hall didn't think so. He thought the question was - How does it get applied across the other meters? He recommended contacting ReVision and ask how this was supposed to work.

Ms. Curtis asked what did the Net Energy Billing Agreement do? She said, "That was something ReVision had us sign and return to CMP with all the meters and account numbers that commit under our solar agreement. If CMP isn't using that to say we generated this much in July, so we do not have to charge them electricity for these other meters, I don't know how we would ever know that."

Select Board questions about ReVision and CMP:

- How do we know who to pay?

- Why are we paying a connection charge of about \$20 a month for every CMP meter and also a supply and delivery charge?
- How are they crediting the other five meters, if they are?
- How does banking work and is it being credited across the other meters?
- How much has the town banked?
- Is there a discrepancy in how much has been banked?
- If the system was down for a period of time, how could we have so many credits banked?
- Would the town get reimbursed for the money it spent that it did not need to spend?
- When did the solar panels start to be cost effective for the town?
- Had the town paid more for the cost of electricity at this stage?
- How would this get reconciled with CMP and ReVision?

Ms. Curtis said CMP is not able to help her when she calls and asks why the town is not getting credit for the solar that is being charged. Selectperson Hall suggested they lay out the bills for the six meters since solar went online, look at those, have a discussion about "this is happening, this has been happening and how is this supposed to happen?"

Chair Bates said it would be nice to have it reconciled every month so the monthly bills from CMP reflect that reconciliation. We do not want the reconciliation to take place at the end of each year. It will complicate the cash flow.

Mr. Polky suggested when Selectperson Hall called Nick Sampson to discuss the problems and issues, that Ms. Curtis be included in the phone conversation. Selectperson Hall will arrange a time that both he and Ms. Curtis can talk with Mr. Sampson.

Mr. Polky said ReVision had a new app to look up usage and Chair Bates said there was a new URL.

#### NEW BUSINESS:

- Select Board Policy Manual: The Select Board Policy Manual pages 3 – 28 was reviewed. Chair Bates said he would document all the changes/notes and compile them for the final revision.

- "The Act to Protect the Elderly from Tax Lien Foreclosures": During the review of the policy manual, Ms. Curtis reminded the Select Board that a new state law would go into effect December 13, 2018 that would change the process on tax acquired property. She noted that to date, they do not fully know what the policy is. Chair Bates said the MMA sent an email to the Select Board on "The Act to Protect the Elderly from Tax Lien Foreclosures."

Mr. Polky told the Board the information was important to read and review because it pertained to evictions. He said the new law stated that in six months you will have to evict people if they do not meet the exemptions. Ms. Curtis said they needed a lot more details about this bill in order to figure it out.

Ms. Willey asked if there was an explanation as to why the state was taking control away from the towns. Ms. Curtis said the state was concerned that towns were selling property out from under people and the towns were keeping all the money. Mr. Polky said the MMA would be holding a workshop on this new law at the October 4, 2018 convention. Ms. Curtis said she would be attending.

- Post Issuance Compliance Policy – 10 Cold Storage Road Bonds: Ms. Curtis said Attorney Lee Bragg is the town's bond counsel and the town wants to put the Post Issuance Compliance Policy

in place because IRS form 8038-G is a form that Attorney Bragg will be filling out reporting about the town's bond issuance. "It now asks issuers to state whether a policy covering these post issuance requirements has been adopted, and no answer will make an audit more likely. What this policy is laying out is the financial information that will be provided on a website called EMMA which is funded and operated by the Municipal Securities rule-making Board, the self-regulatory organization charged by Congress with promoting a fair and efficient municipal securities market." She said this lets anyone who is investing in our (town) bonds know if there are any financial changes, annual audits, etc.

Ms. Curtis said the Bond Agent started setting her up last week with access to EMMA (website which shows all outstanding bonds for Maine towns/cities). She said this process proves that our tax-exempt bonds stay tax exempt.

A vote will take place at the October 1, 2018 Select Board meeting on whether to adopt this policy. If this passes, Town Manager Tim Polky will be listed as the Compliance Manager and Ms. Curtis will be the designee.

Mr. Polky noted that he would not be at the October 1<sup>st</sup> Select Board meeting, but Ms. Curtis would be in attendance.

At 8:45 p.m., on a motion by Selectperson Sawyer, seconded by Hall, it was voted to adjourn the meeting.

Respectfully Submitted,

Marguerite R. Wilson  
Select Board Recording Secretary