

ST. GEORGE SELECT BOARD & ASSESSORS

St. George Town Office

MEETING MINUTES

April 22, 2019 – 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, Terri-Lynn Baines, Susan Bates, Kendra Jo Grindle, John Maltais, Jenny Maltais, Elizabeth May, Scott Vaitones, Matthew McCollom, Richard Cohen, Susy Ellis, Dave Percival, Earl Ludman, Ann Matlack, John McIlwain, Van Thompson, Jeff Boulet, Doug Saunders, Kristin Saunders-Falla, and Alane Kennedy.

PUBLIC HEARING:

- Luke's Lobster ME LLC – Application for a Liquor License. Chair Bates opened the public hearing at 7 p.m. and hearing no public comments, closed the hearing at 7:01 p.m.

REGULAR SESSION:

- Adjustments to Agenda: The following New Business items were moved and taken up under Regular Session:

- Meeting with CDC Broadband Committee
- Quarterly Financial Reports Review
- Tenants Harbor Public Landing Regulations Changes

- CDC Broadband Committee: (edited) Jeff Boulet, a member of the CDC Broadband Committee and Kendra Jo Grindle who is the Community Development Officer at the Island Institute spoke about broadband issues in the town of St. George.

Boulet stated, "Connect St. George is a group of concerned residents exploring the communities for high-speed reliable internet service. Our work is a continuation of the efforts begun by the ad hoc broadband committee initiated by the Select Board approximately four years ago. Last year, we re-formed under the Community Development Corporation. Together we are working to understand which residents and which parts of St. George have slow or unreliable internet, so we can propose solutions to bring high-speed internet to those people. We've learned that while St. George is served by multiple internet service providers, Charter Communications (Spectrum), is the only provider capable of delivering high-speed internet service. Charter services are generally limited to residences along the main roads. That leaves a large percentage of our residents without access to high speed internet.

Let's talk about what it means to have slow or unreliable internet. You can't stream a movie. You can't reliably shop online. You can't connect with family or friends on social networks. You can't connect with family, doctors, or colleagues by video chat. You can't reliably send or receive emails with images, videos, or other documents. You can't do your homework whether you are a kid at St. George School, whether you are getting your GED or whether you are trying to attend courses remotely. If you are a business owner, you can't reliably connect to colleagues or buyers. If you suffer from an addiction, you can't connect with online counseling groups or services. These examples present real challenges for our community. In other communities, we

are seeing high-speed reliable internet becoming a top issue that drives state initiatives. As concerned residents, we want to be part of that conversation.

About two months ago, we were put in touch with Kendra Jo Grindle from the Island Institute. The biggest take away from our first meeting was before we try to fix the internet problem, we need to understand it. Kendra Jo suggested we schedule community meetings. She also suggested that we engage as many community groups as possible.

In that spirit, we would like to invite the Select Board to consider co-hosting the following meetings: A community meeting on Thursday, May 30th.

We want to hear from the residents what are the benefits of faster internet.

- Will it help people start a business?
- Will it help people grow their business?
- Will it help people through school or continuing education?
- Will it help people safely stay in their homes longer knowing they can communicate with family and health care providers?
- Will it encourage more people to visit or move to St. George?

Ultimately, we want to understand the needs of the community so we can ask more of Charter Communications.

Which brings us to the second meeting on June 18th. This will be a conversation between the community and Charter Communications, moderated by Connect St. George and Kendra Jo Grindle. We will engage with Charter to see if they can help us fill in some of the unserved and underserved regions. Presenting Charter Communications with concrete requests and prioritizing them based on the needs of the community, we hope to work together to reach some actionable solutions.

It is our understanding that the town is beginning negotiations for a new franchise agreement with Charter Communications in 2020. The information we gather from the meetings could help the Select Board with those negotiations. St. George is a great place to live and having access to high-speed reliable internet can help people live here longer, be healthier, have access to more education, and improve and grow their businesses."

Kendra Jo Grindle stated, "Just to answer the original question of how I fit into this. The Island Institute has strategic priorities. Broadband is one of them, and I am currently the Project Lead for that team. Our priority is making sure that the coast of Maine and the islands off the coast of Maine have access to reliable high-speed internet." "We are encouraging communities to talk with incumbents to see if it is possible for them to update the systems currently in place or build out further to address the community's needs."

Kendra Jo said the Broadband Committee is currently working to identify what St. George feels is needed and not currently receiving from the providers. She stated the Island Institute is supporting Connect St. George and the town in their exploration for reliable high-speed internet access.

Kendra Jo said she found that community engagement was first and foremost the biggest motivator in a community and in being transparent and has been working with Connect St. George on this. She felt offering informational meetings followed by provider meetings was the best way to give people an opportunity to hear from the incumbent (Charter Communications) regarding their current and future plans for the community. Kendra Jo noted that most of the broadband projects being completed in Maine are happening because of a grass roots focus at the community level, "setting goals for the community and saying this is what we feel that our community deserves as a whole."

Chair Bates noted it was critical to get people to attend the May 30th informational meeting on broadband services, and publicity for the meeting was crucial. He recommended Selectperson Hall serve as the Select Board representative and help coordinate the meeting with the CDC. The Select Board agreed. Mr. Hall said, "It is a subject I am quite interested in and would be pleased to be involved with."

Chair Bates asked Kendra Jo what happens at the second meeting. She said, speaking broadly, some of the providers are open to negotiating depending on the requests of the community. Some communities set high standards and goals and the incumbents just do not see the profit in increasing the community with the current level of service. They typically come up with other ways to engage in the community. It is up to the community to really decide if it is worth continuing to pursue as a first step towards larger goals or if they want to shift completely elsewhere.

Kendra Jo said Spectrum is a very large company and having them respond to a first meeting is a good first step. After that, she said the Connect St. George group will need to hold more community informational meetings, set goals and create a vision plan regarding broadband internet access in St. George.

Rep. Ann Matlack stated that broadband is an imperative issue for the State Legislature. Matlack stated Seth Berry's committee, the Taxation Committee, and other committees have submitted broadband bills. The Taxation Committee's bill offers tax increment financing options for broadband build-out.

Chair Bates thanked Rep. Matlack, Jeff Boulet, the CDC, Selectperson Hall for volunteering to co-host the meeting on May 30th. He stressed it was important to get as many citizens at the meeting to discuss what they want, are happy with and what they would like to see for the future.

- Quarterly Financial Reports Review – The Budget Committee reviewed the quarterly report with the Select Board. Ms. Ellis asked why payroll under the Finance Director's job and the Harbor Master's job in the third quarter was higher than 75%. Mr. Polky said it was due to overlaps.

ReVision and CMP - Ms. Ellis asked where the town stands on the issue with CMP and ReVision. Mr. Polky said what CMP owed the town had not gotten worked out but it appeared CMP was now giving the correct amount of credits to the right meters. Ms. Ellis asked if the payments were going to ReVision. Polky said that line item had both heating and electricity

included. He noted heating costs had increased this year for the Fire Station, and they were trying to figure out why. Ms. Ellis noted the town's large CMP credit. Selectperson Hall explained it was CMP who did not do the billing or apply the credits correctly. He said the credits were now issued and appear to be the right order of magnitude, but credits for the power that had been generated and applied to the other meters would take a while to work off. Mr. Polky said CMP may decide they want to credit some of the other accounts, sooner.

Fire Department - Ms. Ellis said Fire Department stipends appeared lower than usual. Mr. Polky said the town had just as many fires but did not have as many firemen to fight the fires. He said the Fire Department is getting six people when they should have fifteen people and were depending a lot more on mutual aid. Polky stated when mutual aid comes in, we do not pay for mutual aid and when we send mutual aid out, they do not pay for us. Ms. Ellis said the town's stipends would be reflected in the firefighter's line and when St. George firefighters put their hours in for mutual aid.

Roads/Property Management - Ellis asked if the personnel line reflected other people being paid during Steve Jarrett's absence. Mr. Polky said that line was for the first quarter at the beginning of the year. Ms. Ellis noted that line amount was brought forward. Mr. Polky reported that Jarrett was back to work on a regular schedule.

Ms. Ellis asked about the reimbursement amount for the Rt. 131 contract. Mr. Polky said the town should get two payments, in total, from the State. Ms. Ellis asked if the \$32,500 was just one of the two payments and Polky said yes.

Ms. Ellis asked about fuel income and expense. She said Selectperson Hall had told the Budget Committee the school and Kalloch were both reimbursing the town for fuel. Ms. Ellis said she could not locate the expense line. Terry-Lynn said that money goes into a revenue account. Polky noted the town receives income (from fuel) from the school, J. K. Kalloch and the Ambulance Association.

General Assistance - Ms. Ellis asked how when and how often did the town receive its General Assistance reimbursements from the State. Terry-Lynn was not sure as Beth Smith processed the GA paperwork. Ms. Ellis will check with Beth Smith about this.

Solid Waste & Recycling - Selectperson Hall asked why the Solid Waste budget line as \$11,500, year to date as the town had budgeted \$30,000 in reserve for Solid Waste equipment. He did not think that was proportionate to where one would expect it to be three-quarters the way through the year. Mr. Polky said the town purchased equipment. He said when they purchased the equipment, they needed to transfer money sooner. Selectperson Hall asked if it was a purchase and the balance between \$30,000 and the \$11,500 would go into the reserve at the end of the year. Mr. Polky said yes.

Reserve Account - The Select Board and Budget Committee discussed reserve account money – How it could be spent and whether the town would be expending these monies this year as part of this fiscal year's spending. Or whether or the town would pay them as part of the bond monies and was there an option on which way the town did? Polky said he and Curtis had discussed this

at length and came up with two options. One option was to not draw down the money in the account until it was needed and let it earn interest. Selectperson Hall said these were monies they expected to spend in this fiscal year, prior to getting the bond money. He was worried that if they did not use this, they were taking away from what they had intended the bond money to do. Chair Bates agreed since they did not know what the contractors projected costs would be, it would be best to take it from here. The Budget Committee agreed.

State Revenue - Terry-Lynn said the homestead reimbursement was received once and revenue sharing was received quarterly. Mr. Polky said the town would receive one more payment for revenue sharing and no other payments for homestead. Chair Bates asked why it was 81%? Mr. Polky was not sure but would review it again.

Harbor Master - Ms. Ellis asked about the Harbor Master expense. McCollom said that money was used for his training at the Harbor Master's Association.

10 CSR - Ms. Ellis asked who was overseeing how the 10 Cold Storage Road money was being spent. Mr. Polky said the Harbor Committee was and they send everything (the expenditures) to the Select Board for approval.

Unpaid Property Taxes - Ms. Ellis asked about the number of unpaid property taxes this year compared to other years. Mr. Polky said there were more. Terry-Lynn said there had been a number of people in to pay their taxes since March 31st. She said thirty-day (30-day) notices would be mailed out on April 30. Interest is charged on all delinquent taxes. Terry-Lynn hoped the 30-day notice would be a wake-up call and prompt people to pay.

PUBLIC COMMENTS: (nonverbatim and edited) Karen Cushman said she came to the meeting to make a request on behalf of LifeFlight. She explained she had been involved with LifeFlight since the tragic accident seven years ago on the Monhegan Boat Line dock.

Cushman said, "There has been lots of activity to bring awareness to the needs for a LifeFlight landing and funding. I have been involved in that to the point last year that I was on the swim team as one of the kayakers. We are called the Port Clyde Helicopter Mamas. There are four of us and mostly our two paddlers raised \$150,000 for LifeFlight which is pretty amazing. We have a lot of energy around it and they want to keep this one fundraiser event going. Last year it was at the Barn Café. It is a two to three-hour event. It is an auction and an opportunity for the LifeFlight folks to talk about what they do.

This year we are in kind of a challenge because we have rotated around to different houses. We went to the Barn because it was an easy way to put on the event without asking one of our community members to host it. The Barn is not able to host it for us this year. So, we are out trying to decide the best possible venue. I came tonight to see about the public landing in Port Clyde being a possibility. We are also looking at the Grange, the Lighthouse and maybe the Ridge Church. We are supposed to come back to our group May 8th with the options.

One of the factors is to ask about having and serving alcohol there because it is a Saturday night summer event and if we do not have that, we may not have good attendance, sadly. That is why

I came tonight. To see what you folks think about doing that. I think we have some viable options at the Grange but what the Public Landing does for us is it still keeps the event centered in Port Clyde which has been nice and we have been able to have the helicopter come in and circulate. And if we don't have that, like at the Grange, that is going to be a little bit harder. It is harder parking (at the Grange). We have some residents that might be willing to let the helicopter land, but alcohol is key.

The request is use of the Public Landing. Would there be a fee? Last year we did bring in a tent to accompany the barn and the event took place under the tent, so we would have to do a tented situation, as well, which is potentially another cost. It would be an outdoor event and we would have it regardless of weather and we would need to tent it and everything would take place there." Chair Bates asked if they were requesting the use of 10 Cold Storage Road, as well.

Cushman stated, "Yes, I guess that is more what I am asking for rather than the public landing. Sawyer asked if 10 CSR would be massively under construction at that point. Polky said no, it would not be.

Cushman stated, "There would be around 100-120 attendees. It is not huge. Not like the Boat Line event. We would like to have more."

Selectperson Hall asked, "Will you shuttle people to it?"

Cushman stated, "That would be an option. We did that one year. We shuttled people from the Drift-Inn parking lot. I can't remember how the logistics worked out at the Barn. Maybe because we had it on a Sunday."

Chair Bates stated, "But in the previous idea for use of that space, there was some talk about parking at the Port Clyde Fire House lot."

Cushman said, "That's true. We could shuttle from there." Polky said they could park at the Drift Inn parking lot. Bates had a concern about safety since alcohol would be available, the event was by the water and there were no rails around the public landing. Chair Bates suggested it might be covered be under her insurance.

Cushman said, "These are the questions I need from you. Whether LifeFlight can supply that, I am not sure. The committee definitely does not have an insurance policy. Can we get one for the day? We can look into that." Mr. Hall said there are such things available. Chair Bates believed from the town's point of view, that venue would need to be insured. Karen said that would be important.

Cushman noted at the 10 CSR site other people could see what was going on as opposed to the Ridge Church which was harder to get to and rather separate. Bates asked for other comments from the Board. Cushman noted that the LifeFlight staff would be at the event, so it was not just the host committee supporting the event and the date is August 4th."

Chair Bates, "Can I speak for the Board? LifeFlight is an important service for the town, and I think we should support it in any way we can. But I think, you want to look into the insurance and think about parking and come back (to the Select Board) on May 6th." Cushman said she would be back on May 6 with answers. Mr. Polky and Select Board members said no fee would be charged.

Selectperson Willey asked if LifeFlight had looked at that venue and if they thought it would be a safe area. Cushman said they had not as the committee just had their first call two weeks ago to plan this year's event.

- Tenants Harbor Public Landing Regulations Changes: Matt McCollom said the Harbor Committee met in December. They discussed the town landing at the Tenants Harbor being overcrowded with skiffs. McCollom said the committee decided to separate the landing into a commercial category and a recreational category. Commercial skiffs can be a maximum of 14' and recreational will be limited to 12', and with a maximum 10 h.p. Kayaks and canoes will be prohibited from tying up there. McCollom said the vote was unanimous.

Mr. Polky said a Public Hearing would need to be held. McCollom said if this was approved, he would have a new sign made for the wharf and post the new regulations. Chair Bates had received an email from Dave Schmanskas on this. It said the Harbor Committee had thought long and hard about this issue and it was going to be for the benefit of the boats moored in the harbor. Schmanskas's email noted the town could try it and see what happens; it may not be the final version. A Public Hearing will be scheduled and notices will go out.

A motion was made by Selectperson Hall, seconded by Elwell, to support the recommendations of the Harbor Committee to make regulation changes to the Tenants Harbor Public Landing. The vote was 5-0. Motion carried.

- Minutes: The minutes of the April 1, 2019 were amended as follows:

Page 3, second paragraph, lines 1 and 2, correct words to be **and** large and insert a comma after increase

Page 3, second paragraph, line 3, delete the word not

Page 4, second full paragraph, lines 2 and 3, change to read: ...who are addiction babies. Delete remaining part of sentence.

Page 4, third full paragraph, line 1, correct case to cases

Page 7 changes under Budget Committee, second paragraph, line 6, change to read: ...resources **of** a Fortune 500 company to **administer such a system**.

Third paragraph, line 2, change to read: ...with some of his arguments. (Delete remaining part of sentence.)

Page 8, second full paragraph, line 4, change to read: ...in place **which** can... but it **is** often a difficult...

On a motion by Selectperson Elwell, seconded by Hall, it was voted to approve the minutes of April 1, 2019, as amended.

- Communications: The following communications were received.

- An email from Mike Felton, MSU Superintendent, regarding increases the school faces to its budget. Selectperson Sawyer noted the large expense was due to Special Education. Selectperson Hall noted the increase was \$500,000. He said Mr. Felton had been doing a good job communicating the fact this was a big concern and a hit was coming; but the magnitude of it was astonishing. Chair Bates will write Mr. Felton and thank him for his offer to come and speak to the Board on this issue but the Select Board will review the school's budget on the website or attend the school board budget meeting. Selectperson Willey said the school is involved in a program to bring Special Education services directly to St. George School rather than have the children go out of town to day programs. This should lower costs for the school. Selectperson Elwell said the school facility does not have the room to handle the increased number of Special Education children.
- A letter from John Cowperthwaite voicing his opinion on broadband and his dissatisfaction with the provider. His letter encourages the Select Board to seek proposals for high speed internet from reliable sources within the town's budget.

- Warrant: The warrant for the week of April 22, 2019 was reviewed and signed. The total expenses were \$637,226.61 and included a school payment of \$413,092.67, a bond interest payment of \$48,494.48, and a payment of \$59,000 to Anderson Equipment Company for an excavator.

Mr. Polky said they had hoped to purchase an excavator from Milton CAT for \$50,000 but the excavator was smaller and would not meet the town's needs. Polky was told by several mechanics at Milton CAT in the Boston area that type of excavator had issues. He said they talked with eight different dealers and found a 2013 excavator with low hours at Anderson Equipment in Scarborough. Anderson offered a \$20,000 trade-in towards the 2013 model. Mr. Polky thought the excavator should have a lifespan of 10 years or more.

Chair Bates asked about Maine Custom Woodlands. Mr. Polky said that company did the chipping and the brush was sold to Sappi. The demo went to Brunswick Landfill for cover and the town ended up paying the total of \$75 a ton. If the demo had gone to Norridgewock, the cost would have been \$125 a ton. Mr. Polky hoped the next round of demo and brush could be shipped to Sappi, but the problem with getting demo into Sappi is, it has to be absolutely clean.

TOWN MANAGER'S REPORT:

Mr. Polky said paving bid requests had been sent out. Approximately three miles of road need to be paved and the areas are Wallston Road, Taylor's Point Road, Fogerty Corner Road and the Smalleytown Road.

Mr. Polky said the town was experiencing drainage problems because there had been so much rain. He stated J.K. Kalloch was working on, fixing, and replacing culverts. Mr. Polky said roads are still posted but posting is scheduled to be removed on April 30th. He said the town has never had the roads posted longer than April 30 but will be reassessing on April 26th to see whether or not postings will be extended. Mr. Polky said the frost is out but there is still a lot of water and ice in some shaded areas.

Mr. Polky said the staff had been working on the property tax 30-day late notices. He said another round of tax acquired property letters will be mailed out.

Mr. Polky said he has a call with Nick Sampson on April 23rd to discuss ReVision issues. ReVision's attorney will be filing a class action suit against CMP. Mr. Polky said a lot of towns have not been as successful as St. George in getting the meter readings worked out. Chair Bates asked if the town had costs they did not think they could reclaim and wasn't that a reason to be involved in a law suit? Polky said yes, and they need to talk with Sampson and stay on top of the lawsuit.

Selectperson Hall said the solar system was sized to produce 90 to 95% of the projected energy the town would use. If you produce more than 100%, you do not get credit for it. So why size the system to produce energy you cannot get paid for? Mr. Hall said if CMP applied the credit retroactively that would generate the \$2,000 credit that shows up on the bill. He said if they do not apply those retroactively, you do not get the credit. He was almost certain CMP applied the credit retroactively but needed to review the bills to see what was actually done and what is currently being done.

COMMITTEE REPORTS:

- Solid Waste and Recycling Committee: Selectperson Willey reported the SW&RC Roadside Clean Up Day will be Saturday, May 4 from 7 a.m. to 12 noon. They are encouraging people to stop by the town office to pick up trash bags, buckets for returnable bottles and pick up an orange safety vest. Doughnuts from Willow Street Bakery will be provided.

The committee will not have a shredding event this year due to the cost. The committee had discussed purchasing a shredder and periodically holding shredding events at the Transfer Station. They decided to table the issue and rethink the whole process as to what the town should be providing the citizens in terms of shredding. Chair Bates thought if the SW&RC had a display table on voting day, committee members could talk with townspeople then.

Ms. Willey said at the SW&RC meeting it was mentioned that a plastic recycling facility was being built in Georgia. The committee felt that would be good news for the town. Mr. Polky said the Georgia facility is owned by the same company the town shipped its plastics to. Mr. Polky said the town had been sending a lot of plastic to Canada but they are looking for the pure product and they are paying a premium. Mr. Polky said with the opening of the facility in Georgia, some other markets may open up again.

- Cemetery Committee: Selectperson Hall reported the committee met and reviewed the legal input. The committee will meet again on April 3 and work on a draft ordinance. John Falla is drafting an outline for the committee to fill in. He said they should look at the guidelines as guidelines for all the cemeteries in town, but the cemeteries are not bound to follow them. Presumably the St. George Cemetery will, but they are nonbinding guidelines at this point and will be used to create an ordinance for the Seaside Cemetery. They will be used as a basis for drafting the ordinance. for the Seaside Cemetery. Selectperson Hall thought the drafting of the

ordinance would go quicker than the guidelines since (he believes) it will mirror it to a large degree. Mr. Polky said he had discussed this with John Falla.

- Planning Board: Chair Bates gave the following report. The Planning Board met at 7:00 p.m. on April 9, 2019.

The proposal by Monhegan Boat Line to rebuild the existing pier and seawall and multi-purpose accessory building was accessed for its compliance with the performance standards of the Site Plan Review ordinance, and, satisfying this, it was approved, subject to submitting the necessary Flood Plain ordinance papers; the DEP permit has already been issued for this project.

The building permit application to add stairs at the northern end of the building at 5 Third Street (the Craignair Inn) was accepted as complete; the project was then accessed for its compliance with the performance standards of the Site Plan Review ordinance and, satisfying this, it was approved.

The building permit application to create a retail shop at 68 Main Street (the old Metal Shop) was accepted as complete; the project was then accessed for its compliance with the performance standards of the Site Plan Review ordinance and, satisfying this, it was approved.

The Board continues to work on a draft Sign Ordinance.

- Summaries for Boards, Committees and Commissions: Chair Bates reminded the Select Board to contact the committees for their short summaries and send their notes to him by April 29. He will collate them and send them to Terry-Lynn to be published in Notes from the Boards, Committees and Commissions.

OLD BUSINESS:

- ReVision Solar System: Chair Bates said Mr. Polky received a number of complaints from the Conservation Commission and others that the solar system is not working very well. He said the system is not being monitored by ReVision as they committed to. Some of the inverters have failed and far too frequently the breakers trip, so it does not generate any power. Chair Bates said it is ReVision's system and they are losing out; but if we do not have a reliable system, then in 5 ½ years, we are not going to want to buy it.

Chair Bates asked if the time had come to write a stern letter to ReVision stating what issues the town was experiencing and complaints with the system. Chair Bates said the town needs an explanation. Why have these inverters been failing and why is it the breaker continues to trip? It is not like it is the heat of the summer and generating peak powers. There are some odd things in this system.

Selectperson Willey felt the letter would be justified as the Board and Mr. Polky have received numerous complaints about the solar system. Selectperson Hall agreed that now is the time to make sure the system is reliable; it is ReVision's system, and they are supposed to be monitoring it. Mr. Hall asked if there is anything that the town was supposed to do that it had not done?

Mr. Polky said when he was away, he received a call that the system had been down since March 25th. When he finally reached the service desk at ReVision, Polky was asked, "What do you want us to do?" Polky said, "It is not working." ReVision said, "Well, what you asking us to do? Are you asking us to send a serviceman down?" Polky said, "Well, it is your system." ReVision said, "I'll get back to you." Polky said they never got back to him and he called them again. He asked, "Aren't you monitoring this?" ReVision said, "No, why should we?"

Chair Bates said the router at the Transfer Station is part of the circuit that relays the data but that is working. He said if breakers are tripping and inverters are popping, then there is something wrong in the design. Mr. Polky stated the solar system is independent of the Transfer Station so nothing at the Transfer Station is causing the problems. He thought the system is producing more energy then the system is set up to do. Selectperson Hall asked, "We are overloading the inverters?" Polky said they originally anticipated the transformer would need to be replaced, but when he asked ReVision who was going to pay for it, ReVision decided the transformer did not need to be replaced.

On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to have Chair Richard Bates write a letter to ReVision asking for explanations to several questions, including – Why are they not monitoring the system? Why are inverters failing? Why does the breaker continue to trip?

- Plans for the Old Library: The Select Board discussed what to do with the old library building. Currently, the town is renting the building to Ann Klapfish. Mr. Polky said the town gets \$9,000 a year for rent and has put very little money into the building. It is leased until March 2021. Chair Bates stated the real estate market had picked up. Is it time to sell the property? Mr. Polky said he did not think the town should put any more money into the building, if the Select Board voted to sell it.

Mr. Polky said there are some issues with the septic and leach field and the roof. Selectperson Elwell asked if it was worth keeping the corner property, even if the building was torn down and used for parking. Polky did not think the lot was big enough for parking. Selectperson Hall asked how much the property was worth. Chair Bates estimated \$70,000 to \$75,000.

Chair Bates felt it would better to sell it now than later. Selectperson Willey said she was looking at it from a historical view - the history of the building and how it relates to the town. Selectperson Hall said if you could see something that you could do with it that would fit with the town and be useful down the road, sure, and then you could discuss options for keeping it. But unless you see you are going some place with it, get rid of it. Selectperson Elwell said on the other side, if the Select Board voted to fix it up, he could see a lot of the town's people asking why the town was sinking money into it.

Chair Bates asked Ms. Willey if the Historical Society might be interested in buying the property. Ms. Willey was not sure and would have to be discussed with them. Selectperson Willey suggested it could be a base of operations for the Historical Society since they have no permanent base. Mr. Polky said Ann Klapfish stated she would continue to rent the building but she did not want to buy the property.

Chair Bates said he would like to have a decision on this, so it could go on the market this summer. Selectperson Willey said she will discuss this issue with the Historical Society. Further discussion on this agenda item will be postponed until May 6th.

NEW BUSINESS:

- Liquor Licenses: On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to approve the following liquor license applications for:

Luke's Lobster
The Black Harpoon
Miller's Lobster Company

- Tax Acquired a Property: Town Manager Polky said this piece of property is located on 40 Long Cove Road. The people who had been staying there were evicted and the town took possession of the property. He said before the property could go out to bid, the Select Board would need to approve selling the property. Mr. Polky said sealed bids for the property need to be received by May 17th.

On a motion by Selectperson Willey, seconded by Hall, it was voted 5-0 to approve the sale of tax acquired property located at 40 Long Cove Road, St. George, Maine.

- Senior Tax Relief Program: Chair Bates said the town of Saco had used the Senior Tax Relief Program for a number of years and there may be an opportunity for the program to be used by the town. Chair Bates thought they might ask Mr. Polky and the Administration staff how the program could be useful. He said if the town was going to implement the program, they would need to have an ordinance by May 2020, and it could go into effect January 2021.

Chair Bates suggestions included: Helping people with recycling at the Transfer Station. Help with parking at 10 Cold Storage Road. Talk with the Harbormaster and see if he could use help. Chair Bates noted that Administration staff would need to check on the volunteers at their worksite and wondered if Mr. Polky would say, let's try it or it's too complicated.

Selectperson Hall's reaction was it would have to be administered by staff and there was certainly a benefit, but also an administrative burden placed on them. He said there was a question of whether it would be worthwhile. The examples were good ones but someone would need to manage the program, and the benefit had to outweigh the added burden to staff.

On a motion by Selectperson Hall, seconded by Elwell, it was voted 5-0 to extend the meeting beyond 9 p.m.

Selectperson Willey asked if this program would complicate the current volunteer system in town. Mr. Polky said it should not but thought it might be a burden on town staff. Polky said for the last 10 to 15 years, high school students and court ordered individuals have done community service work in St. George.

- 10 Cold Storage Road Project – Contractor Qualifier Method: Chair Bates said the Harbor Committee and the consultants recommended this method. Selectperson Hall asked if he could paraphrase the Contract Qualifier Method to see if he had it right. Selectperson Hall, "We are going to ask contractors who are interested in this project to submit proposals on why they should be qualified as a potential contractor for this project. It is a significant document that they are going to be asked to complete with a whole series of requirements. Musson, the Harbor Committee, and Harbormaster are going to take these in and they are going to decide which of these who have submitted these proposals will be qualified. Then Musson will go work with his preferred choice and if he can negotiate an agreement with them, he is done."

Chair Bates thought it was the most qualified, not Musson's preferred choice; but hopefully it would be the most qualified. The intent of this document is to reveal which company is most qualified and who has the most pertinent experience.

Selectperson Hall was not sure it was clear that the company had to be the most qualified. He said his understanding from reading the material that was sent was, "No, they are going to pick one and negotiate with them and if they are satisfied with the results of the negotiation that is it."

Mr. Polky said he understood that the qualifications were going to be weighted and would choose the contractor who was most qualified and interested in doing the job. Once they chose that company, they would negotiate with them. Chair Bates said he reviewed the town's purchasing manual. He did not see this was spelled out explicitly as an option but thought you could read it as being acceptable.

Selectperson Hall thought there was a concern about material costs having risen, and concern about whether or not the project could be completed for the amount of the bond obtained. He said, "If you say this one is the best qualified and go through the discussion with them and they can't quite get it all done the way we have it spelled out for the amount of the bond monies we have available, is there any possibility we are going to settle on the results of that negotiation without going and talking with Option #2?"

Chair Bates believed the town had the latitude to do that. Mr. Polky said that was mentioned at the meeting. McCollom said his understanding for the purpose of doing it this way was, they know what the town's budget is and this is what we want done for this amount. Chair Bates thought Johnston said there could be money saved in the piling design. Selectperson Elwell said the idea of getting the contractor onboard early was to review the plan and perhaps find new ways to save money but get the same results.

Selectperson Hall said when he worked as a supplier in the construction field, there were two very different approaches in putting out specifications – submit a bid versus a negotiation process. He understood the reasons for a negotiated approach and was not averse to that process; but his impression was they would pre-qualify companies, and once they knew they were qualified to the work, they would have the bid. He said there were a lot of details to be worked out and he recognized that contractors who do this kind of work (all the time) are knowledgeable.

Chair Bates said his understanding there would not be a second round of bidding; it was going to be working with the preferred contractor. Bates said talks may breakdown but it is not a bid. Selectperson Hall, summarizing his understanding, stated, "They have to pick the preferred qualified contractor. If they cannot come to an agreement with the preferred contractor on the proposal, then they will talk with contractor #2."

Chair Bates said the advantage of a contractor qualifier method, according to Noel Musson, is a faster process for complicated projects. Chair Bates asked the Select Board if they were in favor of this approach. Selectperson Hall commended the work done by the Harbor Committee, Musson and Johnston and said he did not want to give a wrong impression.

On a motion by Selectperson Elwell, seconded by Willey, it was voted 5-0 to support the recommendation of the Harbor Committee and the consultant's use of the qualifier method approach for the 10 Cold Storage Road project.

At 9:15 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