

ST. GEORGE SELECT BOARD & ASSESSOR'S MEETING
St. George Town Office
MEETING MINUTES
May 20, 2019

The Town Manager, Tim Polky, announced that since there wasn't a current sitting Chair of the Select Board, we would do the Pledge of Allegiance, have the Public Hearing and then have the Board choose/elect a new chairman.

PLEDGE OF ALLEGIANCE

Members present were: Richard Bates, Randy Elwell, Jerry Hall, Wayne Sawyer, and Tammy Willey. Also present: Bill Mroz, Dan Morris, James Skoglund, Allan Bogdan, Rob Kelley and Brendan Chase.

PUBLIC HEARING OPEN

The proposal from the Harbor Committee is to change the rules and regulations down at the Public Landing in Tenants Harbor due to crowding. They are looking to change it so that recreational skiffs are no more than 12 feet in length (currently it is 14 feet for everything) with a 10-horsepower maximum and also no unattended tie-ups of kayaks or canoes. Commercial skiffs will stay at the current rule/regulation of 14 feet in length.

No comment from the public.

PUBLIC HEARING CLOSED

A motion was made by Jerry Hall, seconded by Randy Elwell to nominate Richard Bates as Select Board Chair. The vote was 4-0; motion carried.

Newly nominated Board Chair Bates then opened the meeting up and asked if there was public comment. It is an opportunity for town members to come and speak to the Select Board.

James Skoglund – wanted to bring an issue to the public's attention in the most official way possible. James is the last member of the original planning board who is surviving. When he was on the planning board, he was the secretary. The big issue back then was regulating trailers being used on people's land. He wants everyone to know that he has no hard feelings toward the owner of the land but he wanted to bring it to the Select Board's attention. The development in what used to be True Hall's field was quite shocking. We are used to seeing that field just the way it has been for the last 100 years. The other thing that grieves him is the destruction of the topsoil. He looked up the state law and a regulation doesn't begin to take effect until it is a lot of 5 acres. He doesn't think we have any regulations against it as a town. But, the planning board in our town has a goal of preserving agricultural land. Agricultural land is pretty scarce in St. George and the town should put something into our town ordinances to prevent the destruction of what is left.

No other public comment at this time.

TWO ADJUSTMENTS TO THIS MEETING'S AGENDA

Address Mr. Skoglund's comment on the field

Chair Bates explains that Maine DEP website mentions that if the operation is less than 5 acres, you must check with your town regarding any applicable local ordinance. We do not. Chair Bates suggested that we should ask the planning board to take a look at it. If less than 5 acres, you have to have stabilization and control and Mr. Miller has partially done that. Selectperson Sawyer asked if we know if he plans on developing the property. Tim Polky explained that the town has no applications and no permits outstanding on that lot. Going forward, we can ask the planning board to look at this issue for lots less than 5 acres. The Code Enforcement Officer has gone down to the lot and explained that he has to put a silt fence up and if the piles are there for too long, he will need to mulch the top of the piles.

The Select Board thinks we should refer this to the Planning Board to look at it and see if there is something that the town can do to address this issue.

40 Long Cove Road: Tax Acquired Property

It was posted as tax acquired property and there were bids that were opened on Friday. The town received 2 bids for this property.

Habitat for Humanity: \$8,200.00

Farrs Properties LLC – real estate firm that acquires tax acquired property: \$10,420.00

Tim Polky said that this board has the right to reject bids for any reason and to determine whatever bid is the best for the town. In the Select Board Policy Manual it states that for sales \$5,000 or more, ... “considered such factors, where appropriate, as the use to which the property will be put after the sale, and the positive effect upon the Town of such use, if any.”

(We refers to the CDC, not the Select Board.) Brendan Chase and Rob Kelley were asked to talk a bit about what Habitat would do if they won the bid. Chairperson Willey asked if there was anything from the other firm for what their intentions were with the property. Chair Bates explained that this is a company that basically flips properties and a discussion occurred where it was discussed what this real estate firm may do with the property and if we thought that might be the best idea for the town. We don't know as a Board what their plan is with this property and they are tough to get into contact with. Selectperson Willey explains that as a small town we like to know what their intentions are. Selectperson Hall said that partnering with the CDC is a different and local twist and he would like to hear a brief statement about what is being considered there.

Rob Kelley began to explain that they (the CDC) had reached out to Habitat for Humanity about 8 months ago to start talking about developing property and knowing how they operate. The CDC would create a relationship with them and that we would add on to their process, which is really well known and very effective for getting new families who are first time home buyers into homes. The idea would be that we would also add in some support in terms of finding volunteers which is always one of the challenges. The great thing is around here we have a lot of talented tradespersons in our community. They are anxious to build here because they have never been able to before and it has been a goal for them, it is much easier to find and build in

Rockland. They are open to a program in which we would encourage a family with a child in the school or a family that would bring jobs and businesses to the community and other things that for example, communities like Isle a Haut have done with their affordable housing program that were very successful. It had been a theoretical discussion.

We were working through and with Tina Anderson who is the Director of Knox County Habitat for Humanity (HFH). Each county has its own affiliate. When the property came up, we sat down and talked about how we would go after it. This would be acquired by Habitat for Humanity and run through their program but the CDC would essentially be adding on programming to make it a part of the first step in developing a program for workforce housing. Habitat is our preferred partner for developing properties because they're good at it. Their program is incredibly effective and they engage the community in terms of helping to build the property and when they select the family, they require that family to go through mortgage training, in other words, how to do your budgeting and afford a mortgage and are required to do 200 hours of work personally. They are invested in that property and poised to be good members of the community and this is good for all of us.

The CDC is highly supportive of HFH's work and really want to partner to find properties, land for them to develop for ownership but also for rental, which is a huge need in our community as well. It's a small first step but we think that it will be a very positive thing for the community. They don't think that the house is salvageable. It would be cheaper to tear it down and build it up again. Our commitment with them is that they would make the pledge, we would sign a letter of support to that pledge and we are working on a memorandum of understanding over the next several weeks to complete that. That would be a public memorandum that is available for anyone to see.

Chairperson Bates asked if the town went with the Habitat bid, how long would it be before they started to get something going? Rob Kelley explained that he is not able to answer that and in full disclosure, they are starting a huge project in Rockland. One of the big things that holds them up is volunteers and Rob Kelley has told them that he will be able to expedite finding volunteers. We would also work with them to raise funds. Brendan Chase added that he doesn't know this other company who put a bid in but one of the things we are trying to do is keep this local. One of the worries about this community in particular is affordable housing and accessible housing. Who knows what this other group would do or could do? The house that they build may give a better tax revenue to the town, it may be a bigger, grander house but that encourages the same disparity/discrepancy that we have right now where some people can afford the housing community and the people who cannot. This model is really important for the community at large to encourage locals, to encourage people. He loves to be down at the store and talk to fishermen and talk to people versus only seeing people two months out of the year in the summer. As a CDC board member and a community member he highly supports working with Habitat for Humanity.

Chairperson Bates remarked that the neighborhood where this property is doesn't need something fancy. It's a neighborhood that needs what is there.

Chairperson Bates remarked that for the past 3 or 4 years, we have been talking about workforce housing and the conclusion we drew after looking at it was that Select Board/Town really can't really do much about it and that an outside agency, like the CDC or Habitat for Humanity, would be the vehicle for that. We also said that we can help and this is the way for us to help.

A motion was made by Jerry Hall, seconded by Wayne Sawyer to forego the additional money and accept the bid from Habitat for Humanity. The vote was 5-0; motion carried.

NEW BUSINESS

We've had a public hearing, there were no comments. The Harbor Master explained it in detail.

A motion was made by Randy Elwell, seconded by Tammy Willey to approve the new changes to the public landing in Tenants Harbor. No discussion. The vote was 5-0; motion carried.

A motion was made by Randy Elwell, seconded by Jerry Hall to consider the minutes from May 6.

A point was made that we are picking up errors in transcription and not errors about things we wished we said but didn't.

The minutes of the May 6, 2019 were amended as follows:

Page 2: 4th full paragraph: nonresponse should be **nonresponsive**

Next to last line on same page: we have said that all the way through but when we **GO**

Page 3 ; first full line **IT** not there lays out a process

3rd full paragraph on page 3: effect

Page 8: "to do with a building and to see **what** happens to it"

Bottom page 8: motion was made by hall seconded by hall: seconded by **ELWELL**

On a motion by Selectperson Elwell, seconded by Hall, it was voted to approve the minutes of May 6, 2019, as amended. Selectperson Sawyer abstained.

COMMUNICATIONS TO BOARD

Hall is the representative for the Broadband Connect St. George. There have been questions related to the Select Board's expectations regarding the upcoming negotiations with Charter Communications. His proposed answer is, it will be based on the feedback that comes out of the meeting on the 30th and the Select Board will have a discussion after that meeting. Selectperson Hall expressed his personal opinion of having access to broadband for the whole town.

Selectperson Elwell commented that it will be better for the whole town because it will upgrade the line and the school would benefit from it. Chair Bates said that the logical approach would be to have a Select Board meeting after the meeting on the 30th and we should make it an agenda item to discuss.

WARRANT: \$109,572.06 and included 2 weeks of payroll, 2 floats (replacement floats for Port Clyde), the Town report and road work and culverts. The hourly rate was negotiated with the cleaning person based on town expectations and requirements.

TOWN MANAGER'S REPORT

Paving bids are in, low bid is \$74 a ton. If we go out and pave everything that we want to pave it would be about \$230,000. We have about \$200,000 in the budget that is starting in July and we have about \$50,000 more that we are going to try to carry forward so we will have enough.

Performance Paving – Travis Thompson was the bidder

Crosswalks haven't been painted yet because latex paint doesn't attach to rain and it hasn't stopped raining yet. If there are questions about signs; won't put a sign up unless forced to.

Working on 38 Main Street, we will have something to report next meeting and have 4 local realtors that we will be considering.

Chairperson Willey asked about the Burn Building for fire department

Budget : \$500,000.00 and the lowest bid came back at: \$945,00.00

It's at the engineers now, as soon as it comes back, we will put it back out to bid again

Most people who didn't bid, didn't have enough laborers and the people who did put bids in said that they may have been able to lower the price if they were sure they would have the workers.

COMMITTEE REPORTS

CEMETERY

Meeting cancelled for Wednesday this week. The purpose of the meeting was to review John's draft of the ordinance and he was running behind on the draft so it is tabled until the next meeting on June 26.

SOLID WASTE

Committee felt the roadside cleanup day went well; they are looking for ways to bring in younger members next year.

Trip to landfill in Norridgewock went really well, everyone needs to go up to see it to see how important it is for us to continue recycling in St. George and the state of Maine.

Planning a possible trip to **ecomaine** in June

New sign is ready to go up at transfer station

Compost is now available and selling very well

Committee members talked to Tim and Ben and discussed having committee members go over on weekends to help people sort plastic and glass this summer to ensure that everyone is placing items in the correct places to save time for employees so they don't have to resort.

SHELLFISH

COMPREHENSIVE PLANNING

Wednesday, May 22 at 7 pm is the school committee agenda to sign the warrant and to go over the budget.

Board, Committee and Commissions written up by the 30th for Richard Bates.

NEW BUSINESS

Beginning of Year Items

- A. Vice-Chairman or acting chairman, if necessary

- B. Marguerite R. Wilson and Crystal on standby
- C. 7 p.m. at least for the summer; if we have to go beyond 9
- D. Appointments specific to town charter: will be presented before July
- E. Continuing with town attorney and assessor's agent: Bernstein, Shur and Bob Gingras:
Tim should be able to recommend an attorney for the approval of the Select Board
- F. Liaisons: happy to stay where they are
- G. Review Select Board policy handbook will be picked up in September
- H. Terry and Tim will send out calendar for draft and comment to be reviewed on the June 3 meeting

Victualers' Licenses

A motion was made by Randy Elwell, seconded by Jerry Hall to approve all of the victualers' licenses. The vote was 5-0; motion carried.

The Happy Clam
 Seaside Inn and Barn Café
 Historic Port Clyde Ocean House
 Port Clyde General Store
 Tenants Harbor General Store
 Long Cove Cottages
 The Dip Net Restaurant
 The Caignair Inn and Restaurant
 Blue Tulip
 Village Ice Cream
 The Black Harpoon LLC
 Schoolhouse Bakery
 The Humble Farmer
 Luke's at Tenants Harbor
 Mill Pond House Bed and Breakfast
 Miller's Lobster Co
 The East Wind Inn

LIQUOR LICENSES

Seaside Inn at Port Clyde, LLC

A motion was made by Randy Elwell, seconded by Jerry Hall to approve the liquor license. The vote was 5-0; motion carried.

SCHEDULE ANNUAL MEETING OF SELECT BOARD AND BOARD/COMMITTEE

We will schedule the annual meeting in July when we have Select Board dates available

DISCUSSION ITEM

MUBEC LD 1675

Bill proposed which will affect towns less than 4,000. Uniform Building Code, no matter where you were in Maine, same rules would apply. Ended up only effecting municipalities over 4,000 people. If it passes, Town of St. George would be affected by it but wouldn't have to abide by it. The bill is essentially dead according to Shenna Bellows.

Next meeting is on June 3, 2019

Agenda items: special projects, short-term rentals, agencies that benefit the community

On a motion by Hall, seconded by Sawyer, it was voted unanimously to adjourn the meeting.
The meeting adjourned at 8:24 P.M.

Respectfully submitted,

Crystal L. Tarjick
Fill-In Recording Secretary