

ST. GEORGE SELECT BOARD & ASSESSORS

St. George Town Office MEETING MINUTES

February 24, 2020 – 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: Terri-Lynn Baines, Tim Polky, Budget Committee Chair Susy Ellis, Scott Vaitones, Dave Percival, Dan Paulsen, Michael Smith, and Chris Leavitt.

PUBLIC COMMENTS: None.

REGULAR SESSION:

- Adjustments to Agenda:

- Budget Items – Administration, Select Board/Assessors, Fire Department, Animal Control, Roads & Property Management and Solid Waste were moved from New Business and taken up under Regular Session

Budget Items:

- Fire Department: Mike Smith said he talked with Mr. Polky about the 19-year-old generator located at the back of the town office building. The Fire Department and the town of St. George share the use of this generator. Smith said it currently lists to one side and needs work, but they may even need to purchase a new generator. He explained that the generator sits on a slab of concrete which also needs repair. Smith stated this will be quite a project to work on as the generator will have to go offline and be moved. They will need to dig out the slab in order to work on it. The budget request for this project is \$10,000. If this budget request is approved at town meeting, the cost would be shared between the Fire Department and the town.

Smith said the increase in medical expenses was for drug testing.

Chair Ellis asked when would a new Fire Department truck need to be purchased? Smith said they just ordered a new mini pumper which was cheaper than buying a full-size pumper. The price of the mini pumper was approximately \$292,000. Ellis asked how much that would leave in the reserve account. Selectperson Hall noted there was \$125,000, plus \$100,000 (this coming year), plus \$87,000 left; that added to over \$300,000.

Smith said they got behind on replacing the trucks. The next trucks needing to be replaced were the tankers. He said they worked fine but one tanker was almost 30 years old. Chair Ellis asked, "What do tankers cost?" Smith said approximately \$250,000 to \$300,000. Ellis asked if the Fire Department needed a new tanker next year or in a couple of years. Smith said no, they could get along for a few more years.

Chair Ellis said, "We also need to replace two, \$300,000 tankers?" Smith said, "Yes." Ellis asked, "So is \$100,000 enough?" Smith said, "Because this truck is cheaper, we backed it off a little bit this year, and if we keep adding to it, we should be doing all right. We'll have some money left over."

Town Office:

- Capital: Chair Ellis noted there was \$15,000 in the account to replace the town office roof. She asked if that was the cost to replace the roof and should that amount be carried forward, or did we need \$30,000? Polky said, "We need the \$30,000." Ellis asked if this was a 2-year plan and Polky said yes.

Chair Ellis asked why voting booths were back in the budget. Polky said that it was a two-year plan to bring the booths up to speed.

Chair Ellis, "How and why are office expense and office supplies divided?" Baines said supplies would be items such as pens, paper, paper towels. Expenses would be things like Google. Baines said the expenses were divided because the office staff felt that was correct.

- Personnel: Percival noted that the office manager, clerks, and secretaries were grouped under one amount, but he thought in the past the amounts were broken out. Polky did not think so. He said from what he remembered, the only one that was broken out was the Town Manager.

Percival stated, "And there is a good reason for that?" Polky said, "Yes." Ellis asked what the good reason was. Polky said, "So we wouldn't be voting on individual salaries at the town meeting." Chair Bates said, "I think the principle is not to make it a popularity contest. I think that is the logic." Sawyer stated this area was under Polky's supervision in terms of the Town Manager determining the salaries. Percival asked, "That's just the reason?" "Okay." Polky said, "Years ago, they were separated but it has been like this for a number of years." Percival, "I know, and I just bring it up."

- Select Board & Assessors: Chair Ellis asked if the administration felt safe having zero budgeted for abatements. Selectperson Hall said the overlay could be used towards abatements.

- Animal Control: Polky said the town still did not have an Animal Control Officer but needed one. He said the Sheriff's Department had been dealing with the more serious cases. Some of the staff and Terry Brackett had been helping out, also. Polky said St. George was engaged in talks with several other surrounding towns to see if they could share services.

- Property Management: Chair Bates asked about the extra amount requested for the winter maintenance contract. Polky said the road contract would need to go out to bid or they would need to negotiate a new contract. The current contract was six years old and he anticipated an increase. Chair Ellis asked if the contract was up for replacement this year? Polky said both the winter and summer maintenance contracts end in June 2020.

Percival asked why employee benefits increased to 106%. Polky said that was basically because of the cost of health insurance.

- Solid Waste & Recycling: Selectperson Elwell asked Polky about the bailers at the Transfer Station. Did the town have a reserve replacement fund to upgrade them? Polky said that it was part of the Solid Waste Equipment Reserve.

- Capital: Chair Ellis was unclear as to the amount in the Equipment Reserve account. Polky said if the proposed amount of \$20,000 passed at the town meeting that would make a total of \$50,000 in that budget. The Transfer Station has five bailers and there is a schedule as to what it will cost to replace each one. He said the bailers may need maintenance, but they should not need to be replaced for a while.

Vaitones thought the comment came up at a Budget committee meeting that there were added costs now because of the cardboard frozen bait boxes. Polky said yes. Vaitones asked, "Why isn't the cost passed on to the boats?" He said the cost is passed on to him when he takes his brush to the dump.

Polky said that was a good question. Chair Bates said there could be an item for getting rid of wet, soggy waxed cardboard. Polky said the biggest difference was the town had to take the waxed cardboard because it was a municipal solid waste but by law, it did not have to take that brush. Vaitones asked if the town had to take white goods. Polky said yes. Vaitones said the town charged for those. Polky said yes. Chair Bates said it was not logical. Polky said the town did not want to take the contaminated cardboard but it had to.

Polky said maybe the town would have to have a fee for the waxed cardboard. Vaitones said, "The other side of that is, I realize that commercial fishing in this community is the lifeblood of the community, but it is also a fairness issue to other taxpayers."

Polky said this issue could be brought up at any time for discussion and the Select Board could set those fees. Selectperson Elwell asked if Polky knew how much wet cardboard was brought in on an average. Polky said it was hard to estimate. Selectperson Sawyer said unless you had a separate container for the cardboard and checked it every six months then you might be able to figure out how much to charge but it was probably not worth the trouble.

Polky said Vaitones had a good point but there were other issues to consider. How would you manage it? Chair Bates said the smell might be prohibitive after three months of gathering boxes and Polky said people might put the boxes in black plastic contractor bags. Polky noted it was causing the transportation fees to be higher and to some degree, the tipping fees.

Polky said it would be good if the town could convince people to recycle some of the wet, waxed cardboard or even package it differently. He said a lot of the time, the cardboard comes in a garbage truck and is dumped into the compactor. Polky noted there are ways to recycle the waxed cardboard because Scott Johnson has a market for it somewhere.

Chair Bates suggested the Solid Waste Committee might encourage people to recycle the waxed cardboard. Selectperson Willey said she will talk with the Solid Waste & Recycling Committee about this issue to see if they can come up with something.

- Housing Study: Chair Ellis asked about the extra \$5,000 request for a Housing Needs Study. Chair Bates said he would like to discuss that item at the March 9, 2020, Select Board meeting.

The CDC was going to get more information and meet with the two companies who had made proposals.

Selectperson Hall said the CDC made two requests to the town. One for \$10,000 which would be approximately 11% of their overall budget for the coming year and one for \$5,000 which would be roughly a 50-50 split on a housing needs analysis. The CDC received proposals back from two firms. A conference call has been set up with those two firms next week to clarify some aspects of their proposals and a decision will probably be made within the week following.

Selectperson Hall said the two proposals were not too far from the \$10,000 number the CDC said. Separately, there was some concern expressed about the financials submitted in support of their request for the \$10,000 contribution but there were questions on how the CDC was allocating their expenses to overhead versus programs. Chair Bates asked Selectperson Hall to take a look at this and Hall said he would talk with Rob Kelley and perhaps others about the financial analysis they submitted. Selectperson Hall said he would be prepared to discuss the results of that meeting at the March 9th Select Board meeting.

Chair Ellis asked if there would be a Summary of Appropriating and Reduction in the town report? Selectperson Hall explained why the summary was first created and said Chair Bates asked him to do another summary this year. Chair Ellis stated, "Excellent."

Chair Bates said at the March 9th meeting, the Select Board would review the budget and vote on each Department.

- Minutes: The minutes of February 10, 2020, were amended as follows:

Page 1, under Adjustments to Agenda, bullet 2, capitalize **S**ocial

Page 2 corrections: Under bullet Sea Level Rise, line 2, delete **s** on the word power and wording of "**bought on property**"

Under bullet Funding the CC, line 3, change to read: ...residents want **to** access and protect

Under Mil Rate. Change spelling from Mill Rate to **Mil** rate and **mil** rate on all other lines

Page 3 corrections, under Budget Items: Add word **The** AIO.

Under Health Equity Alliance, line 1, delete apostrophe and correct spelling to **AIDS** and delete word **are**

Under Knox County Health Clinic, delete **s** from supports and correct word to **support**

Under Rockland District Nursing Association, line 1, change to read: ...to 15 St. George **residents** last...

Page 4 corrections under Spectrum Generations, line 1, change word were to **was**

Under Cemeteries, line 1, delete wording cemeteries that and change to read... for the two **North Parish yards**.

Under Shellfish Management, correct the word to requested**d**

CDC corrections: paragraph 1, line 11, add quotation marks as follows: instituted a "pay what you can" dental clinic

Page 5 corrections, paragraph 1, line 2, delete duplicate word **this**

Paragraph 6, line 1, insert the word in: faced it **in** the last year

Page 6 corrections: paragraph 5, line 6, change to read: ... and apply it **to** programming."

Paragraph 6, line1, change to read: ... yearly request **and** would...

Paragraph 7, lines 1 & 2, change to read: ... going to be **informing** the town, ...

Page 7 corrections: paragraph 3, line 8, correct spelling to **needs** assessment

Paragraph, 4, line 4, change to read: Chair Bates indicated **it would be reasonable** that the town...

Page 8 corrections, paragraph 2, line 1, change to read: the proposed **budget** and

Under the Planning Department, delete the bullet in front of the word Trail.

Page 9, under Communications, paragraph 1, after bullets, line 1 change to read: ... was responsible **for** maintain**ing** the causeway

Page 11, under Solar Systems, line 5, remove apostrophe and correct word to committees

Page 12, paragraph 1, line 6, delete the **'s** and correct to Arnold

A motion was made by Selectperson Sawyer, seconded by Hall, to approve the February 10, 2020, minutes, as amended. The vote was 5-0. Motion carried.

- Communications:

- Town Manager Polky received a communication from the Maine Department of Transportation (MDOT). Polky read the following request from the MDOT. "The undersigned municipal officers of the Town of St. George agree a construction over-limit permit will be issued to the contractor for the above-referenced project allowing the contractor to haul non-divisible over-limit loads on municipal ways during the construction." Polky did not anticipate any problems with MDOT's request since the paving project will not get underway until July 2020.

On a motion by Selectperson Elwell, seconded by Hall, the Town of St. George agrees a construction over-limit permit will be issued to the contractor to haul non-divisible over-limit loads on municipal ways during the road paving construction project. The vote was 5-0. The motion carried and Select Board members signed the Maine Department of Transportation agreement.

- A letter was received from Mid-Coast Economic Development District (MCEDD) inviting all municipalities in Knox County to a social event to meet the staff and learn about MCEDD. This will be held at the Rockland City Council chambers on Wednesday, March 4, 2020, from 5 to 6 p.m.
- Chair Bates received the magazine "Waypoints." This magazine contains data about the state of Maine, including items such as home heating, CO₂ emissions, vulnerability to sea level rise, etc. The information is also available on their website.

- Warrants: The Select Board reviewed and signed two warrants for the week of 02/24/2020.

- General Fund: The total expenses were \$96,247.07 and include fire truck repair of \$12,776.07 (\$11,776.07 was covered by insurance), Maine Municipal Association dues of \$5,881.00, the Musson Group of \$15,431.18, and other regular expenses.
- 10 Cold Storage Road Checking: The total expense was the balance of one invoice from the Musson Group and two other invoices from the Musson Group, totaling \$10,571.77.

TOWN MANAGER'S REPORT: Tim Polky reported the following:

- Streetlights: Polky said they have been working on the streetlight issue and he will discuss that under New Business.
- Salt: Polky said in past years, the town got their salt within two days of ordering it but this year, it had been ten days because everyone was using it.
- Posting of Roads: Polky said the town works closely with the Maine Local Roads Center. He received a notice this week to start to consider posting the roads but Polky said he had already posted them.
- Paving Update: Polky said road paving would go from Spruce Head village on Rt. 73 to Rt. 131. Paving would also go from (Church Hill) Wallston Road to Rt. 1. Polky thought it would not take the contractors long to do the work because they would be laying down a thin layer of paving material.

COMMITTEE REPORTS:

- Solid Waste and Recycling Committee: Selectperson Willey said the committee had not met. Chair Bates said he was concerned about the cost of the shredding event, that it was quite expensive, and it was not clear that it had been cost-effective. He thought the town could buy a shredder and put it at the Transfer Station for public use.

Chair Bates asked Selectperson Willey if she could get an SW&RC member to come to the next Select Board meeting and explain why their proposal was the best solution to this problem. Polky said the shredding company had a base fee and the cost depended on how busy the company was, what time of year it was held and how many people could they guarantee to participate. Polky thought the cost of the service was \$600. Selectperson Willey said it is supposed to be more expensive this time.

Chair Bates said he understood the confidentiality issues but maybe there were other options such as buying a shredder. He thought if it was a cross-cutting shredder, it would be practically impossible to piece the material back together. Polky noted that the shredded material could be recycled. Selectperson Willey asked Town Manager Polky if he would contact Wendy Carr, Chair of the SW&RC about this since he had been talking back and forth with her through emails. Polky said he would contact her.

- Budget Committee: Selectperson Hall reported the Budget Committee had met as a group to review the 2020-2021 Town Manager's Proposed Budget and had also met with the Select Board to review the Proposed Budget.

- Planning Board: Chair Bates reported the Planning Board met on February 11, 2020, at 6 p.m. for a workshop on the Land Use Ordinance. At 7 p.m., the Planning Board began their regular meeting.

- The Board continued their review of a draft Land Use ordinance.
- The application at 37 Apple Island Road to renovate the home was accepted as complete; satisfying the Shoreland Zoning and Floodplain ordinances, it was approved.

- The pre-application proposal to construct a shop, office, and apartments at the junction of Rt. 131 and Rt. 73 was reviewed in light of the applicable ordinances, including the Minimum Lot Size and Site Plan Review ordinances.

- Harbor Committee: Selectperson Elwell reported Tim Polky, Matt McCollum, Dave Schmanska, Noel Musson, and he met with representatives from Angus King's office and a representative from the Maine Economic Development. Elwell said it was possible that on Thursday, February 27, they would start negotiations for a grant. He said he did not have much information yet because the request had to go before the Harbor Committee on Tuesday night. More information would be forthcoming.

- Sea Level Rise Committee (SLR): Chair Bates said the SLR Committee had not yet met but a workshop would be held on Saturday, February 29, 2020, from 9 a.m. to 1 p.m. at the town office.

OLD BUSINESS: None.

NEW BUSINESS:

- Maine Coast Heritage Trust – Clark Island: Chair Bates reported that Town Manager Polky asked to have the MCHT Clark Island discussion postponed.

Polky said the state is giving MCHT a grant but there are some stipulations. MCHT has to show who will take ownership should MCHT dissolve. The state is willing to take that on, but they are not willing to take on some of the maintenance responsibilities that are in the contract. Polky stated he learned that it was only 25% of the cost of the maintenance so it was not that big of a deal. The money is in perpetuity, so the town did not need to worry about that. He said the town just has to be responsible to do the maintenance.

Polky said the State agreed but the family had to agree because it was part of the sales agreement. He said as soon as the family agreed to the addition, it would be brought to the Select Board for review.

- Streetlights: Town Manager Polky said they have been working with CMP and a company called Real Term Energy out of New Jersey. He said many of the surrounding towns decided to use Real Term Energy (RTE), but Polky said he talked with them today and their numbers did not make sense. He asked RTE for information to back up their numbers for tonight's meeting, but he had not seen anything from them.

Polky said that Central Maine Power made the town a good offer. The agreement said if the town signed a 15-year contract with them (CMP), they would replace the streetlights with LED lights. Polky said, "The bottom line is with the rental and everything, the town will save \$4,000. The estimated annual cost will be about \$13,000 and the town is paying approximately \$17,000 now." Selectperson Hall said the town collects \$4,500 in yearly property taxes from CMP and Polky said the town would still collect that amount.

Polky said RTE said it would be about a five-year payback. Polky said he did not see how RTE got that figure because they gave the town a price and by the time the town bought out the equipment from CMP and then bought the new items, it would be \$67,000.

Polky said if the deal was signed, CMP would replace all the lights all at once. Polky reminded the Select Board that not all the streetlights on all the poles belong to the town. They are trying to come up with a list of which streetlights the town owns and which ones they do not own. Polky told the Board some people have requested that a streetlight be removed so this issue may need to be reviewed at some point.

The Town Manager said the town has a streetlight policy and village areas have always been an issue. For instance, Tenants Harbor does not meet the streetlight policy. Some streetlights go all the way up Watts Avenue and out towards the Transfer Station; but there are other areas such as Clark Island Road or Dennison Road with no streetlights.

Selectperson Elwell asked if a light went out, would CMP charge the town an hourly rate to fix it. Polky said no, the town would be leasing the lights (as it currently does) and CMP would be responsible for the maintenance.

Selectperson Willey asked how would CMP know if a light was out? Polky said people can call CMP to report that streetlights are out. People also call the town office and Polky said he reports those. He said they have been talking with CMP about changing over to LEDs, so he thinks that is why CMP has not fixed the lights yet.

Polky said he and Terri-Lynn Baines would be recommending the town go with CMP instead of Real Term Energy. Selectperson Hall said he would be supportive of Polky's recommendation regarding the CMP agreement.

On a motion by Selectperson Willey, seconded by Hall, the Select Board accepted Town Manager Polky's recommendation to enter into a 15-year Lease Agreement with Central Maine Power Company that includes replacing bulbs with LED lights and to maintain and repair the streetlights. The vote was 5-0. The motion carried.

EXECUTIVE SESSION: At 8:21 p.m., on a motion by Selectperson Elwell, second by Sawyer, it was voted 5-0 to go into executive session pursuant to Title 1 MRSA Sec. 405(6)(A) to discuss the Annual Town Report Dedication. The SB came out of executive session at 8:28 p.m.

At 8:29 p.m., on a motion by Selectperson Sawyer, seconded by Hall, it was voted 5-0 to adjourn the meeting.

Respectfully Submitted,

Marguerite R. Wilson
Select Board Recording Secretary

