

# Minutes of Board of Selectmen's Meeting

6:30pm Wednesday Dec 28, 2011 at Town Hall

(This meeting was a rescheduled storm cancelled Dec 21 meeting)

Board members/Staff Present at meeting:

Vice Chairman Alan McBrierty       Chairman Bonnie DuBien       Selectman Bruce Hanson  
 Selectman Ellen Egerly       Selectman Richard Peat       Town Manager Gary Lamb  
 Town Clerk Roxanne Lizotte

Others: Town attorney Erik Stumpfel, Jack Hart, Busta K., Bob Hamer, Ken Snowden, Jeff Pomerleau, Joe Diangelo, Linda Hamilton, Jim and Nancy Comber, Kyle Pelletier, Rep. Pete Johnson, Mike Theriault, Mike Boutin, several other citizens totaling over 35 audience members.

## **1. Minutes of December 7, 2011 meeting**

- Motion by Bruce to approve the minutes as presented. Motion seconded by Ellen and passed on 5-0 vote.

## **2. Additions or Deletions to the Agenda - none**

## **3. Public Comment Period - none**

## **4. Public Hearing continuance from Dec 7<sup>th</sup> meeting – concerning dangerous building removal on Lower Lincoln Street property owned by Elmer and Daniel MacFadyen**

- Town attorney Erik Stumpfel read MRSA Title 17, section 2851 and advised the Board they need to make two determinations: First, are the MacFayden structures dangerous buildings?, and second, what does the Board wish to mandate be done with the property?
- Mr. Stumpfel then showed and briefly described seven documents to be entered as exhibits in this case file. These documents will be retained in the town hall case file
- At Mr. Stumpfel's request, a motion was made by Bruce to accept these seven documents as formal exhibits to this file and to acknowledge that legal paperwork service was completed on both parties. Motion seconded by Ellen and approved on 5-0 vote
- Mr. Stumpfel then questioned CEO Jack Hart on a variety of background issues and documents
- No comments from the public and public hearing was closed at 6:48pm

## **5. Discussion with Possible Action - Board vote on course of action with MacFadyen dangerous building property.**

- Motion by Richard Peat stating the MacFayden building is a dangerous building. Motion seconded by Alan McBrierty and approved on 4-0-1 vote with Bruce Hanson abstaining.
- Motion by Alan McBrierty to order demolition of the MacFayden dangerous building per CEO's recommendation and to allow a 30 day corrective action period. Motion seconded by Richard Peat and approved on 4-0-1 vote with Bruce Hanson abstaining.
- Mr. Stumpfel will draw up a decision and order document that will stipulate what action will be taken on the property. The Board will review and sign this at a future meeting.

## **6. Discussion with Action - vote whether to plow some or all of the Junction Wharf this winter and discuss March snowmobile race weekend use of Junction Wharf.**

- Bonnie began the discussion by saying that the entire Board of Selectmen wants to support economic development and recreational activities. The Board also wants to preserve and properly maintain the excellent condition of the Junction Wharf after the 2011 paving and landscaping.
- USCC race committee member Bob Hamer stated the race needs to use the entire Junction Wharf paved area for multiple food/recreation equipment vendors, race and emergency personnel, etc.
- Racers with steel cleated tracks will have to be kept off the parking lot pavement
- Several citizens and business owners commented on the need for all winter plowed access to the parking lot for ice fishing, shack launching onto the lake, lunch crowd enjoying the lake, etc
- No motions were made but there was a clear 5-0 informal consensus to continue to plow the Junction Wharf all winter and to have the March snowmobile race there.

**7. Discussion with Action on a variety of transfer station/solid waste issues**

- **What should the price of a windshield sticker be for new transfer station?**
- After discussion, motion made by Bruce to have first transfer station sticker be free and the second sticker be \$25.00. Motion seconded by Richard and motion approved on 5-0 vote.
- **Criteria for new transfer station sticker issuance?**
  - Greenville taxpayers, regardless of size of tax bill can receive a sticker. (Note: after this meeting, this criteria was clarified as long as the taxpayer does not rent their property the taxpayer will get a sticker. If they rent their property, only the tenant can receive a sticker.)
  - Residential or commercial renters of Greenville property are entitled to receive stickers and use the transfer station
  - Further discussion ensued briefly on pay as you throw and waste categories and costs but no further motions were made. These items will be discussed in more detail at future Board workshops and voting meetings.

**8. Discussion with Action – vote whether to refund \$1,551.15 of personal property taxes to former owner of present town garage. Ownership changed on April 15 2011 and this tax bill (\$1,617.60) has already been paid in full.**

- Mike Theriault owned our present DPW garage for 15 days after April 1 tax commitment date and was charged the full years personal property tax of \$1,617.60 which he paid in full. He should be refunded \$1551.15 which is the remainder of the bill less taxes owed for 15 days.
- Short discussion ensued and then motion made by Ellen to refund this amount to Mike Theriault. Motion seconded by Bruce and approved on 5-0 vote.

**9. Discussion with Action – vote whether to grant a \$523.40 abatement to Northwoods Outfitters to correct an assessment.**

- Assessor Rob Duplisea met with the owner and both feel the original assessment was too high, especially with the existing condition of the building. An old house was also removed from the assessment which is the cause of most of this reduction. This reduction in assessed value and abatement is the recommendation of the assessor.
- Motion by Richard to approve this abatement. Motion seconded by Ellen and passed on 5-0 vote.

**10. Discussion with Action – does the Board endorse investigation of costs to renovate the fire station office, pool room, meeting room and kitchen areas and the idea of moving the police department into the current pool room and front office area?**

- Discussion between Board, Police Chief, Town Manager and some citizens ensued

- The structural longevity of the Fire Station was raised as to whether we should spend funds for such a renovation project on an older building.
- This matter will be addressed further at a future meeting

**11. Discussion with Action – vote whether to approve hauling our MSW trash to be burned at PERC in Orrington for \$46 per ton tipping fee...or to Norridgewock landfill for \$58 per ton...transportation not included.**

- Short discussion and then motion made by Richard to approve a three year contract with PERC. Motion seconded by Bruce and approved on 5-0 vote.

**12. Town Manager's Report**

- Rec. Director Andrea Lane has submitted her resignation as of August 17<sup>th</sup>. She is moving to Bangor to pursue additional schooling in the medical field.
- Two emails were received by Lamb complaining the ice skating rink will be closed this winter.
- Pete Johnson reports that LD 1278 was carried over from last legislative session, and should be monitored as a possible source of future reimbursement for our landfill closure costs. Such funds may be generated if Maine decides to impose additional taxes per ton on imported CDD. Previously passed LD 262 could also reimburse us if future statewide bond issues provide such reimbursement funding. Neither of these bills are likely to provide reimbursements to Greenville during 2012...but perhaps later.
- First day of new transfer station operation will be Tuesday Jan 3<sup>rd</sup>. Landfill is closed the next two Sundays and Monday due to Christmas and New Years holidays.
- Lamb update Board on Scammon Road ITS snowmobile trail discussions and solutions pending. Thanks go to Stuart Watt for agreeing to contribute \$2000 and raise up to an additional \$1400 for private plowing of this section of Scammon Road this winter.
- Lamb was instructed by Board to not send any town equipment for periodic snowbank wingbacks on Scammon Road this winter. This work will have to be privately contracted.
- Lamb briefed the Board on the pending application for up to a \$300,000 CDBG grant to repair the Katahdin hull. We should know by May 1<sup>st</sup> if any such grant money will be awarded to this project.

**13. What's on your mind? - An opportunity for Selectmen to share questions, concerns, ideas or suggestions - informational only**

**14. Adjourn meeting - meeting adjourned at 8:34pm**