

Mechanic Falls Town Council

August 6, 2018

MEMBERS PRESENT:

Cathy Fifield, Vice Chair
Stephen Bolduc
Nicholas Konstantoulakis
Kieth Bennett
Wayne Hackett

STAFF PRESENT:

Koriene Low – Outgoing Town Manager
Zakk Maher – Incoming Town Manager
Miranda Hinkley – Town Clerk

OTHERS PRESENT:

Eriks Petersons, Reporter
Lou Annance
Mark Gary
Howard Siegel

Councilor Fifield called the meeting to order at 7:00pm.
We stood and saluted the flag.

Reports:

- 1.01 Council Meeting Minutes for June 4, 2018 and June 21, 2018**
- 1.02 Departmental Reports Submitted**
- 1.03 Municipal Financial Reports**

Councilor Bolduc moves to accept the Minutes and Reports as submitted, seconded by Councilor Konstantoulakis and voted unanimously to approve.

Public Comments: Individuals limited to 5 minutes of speaking time.

2.01 Public Comments: Lou Annance, of 100 Jordan Road, would like to pass on information that was presented to him as Council Chair directly prior to his end of term. People are concerned about Loitering on the Bridge located on Route 121 at the falls. We have individuals dancing there, selling items without a permit, and allegedly making lewd comments. The other item was regarding overnight parking on North Main Street between Pleasant and Water Streets. It appears people are sleeping in cars and parking overnight. People would like to see this area with restricted parking. The Council thanked Mr. Annance for the information and stated they will look further into the complaints.

Reports of the Town Manager:

Old Business:

Item 3.01 Poland Water Project

Moving forward, Koriene would like the Council and incoming Town Manager to ensure that there is a deed recorded on the land given to the water department for use of additional water source.

Item 3.02 Shredding

Miranda presented the need for improved document destruction for sensitive materials leaving the Town Office. Options for purchasing a shredder and contracting services were provided. The Council will table for next meeting while they weigh pros and cons of each.

Item 3.03 New Fireworks Ordinance Outcome

The new Fireworks Ordinance was not correctly adjusted on the website, which was corrected. Two people took permits for the 4th of July weekend. Only one complaint was received which is considered, by the Council

and Manager, a successful outcome. There was a complaint which prompted the Police to respond and they found the home owner to be in violation of the ordinance. Fireworks had not yet been fired, the Officer allowed the individuals to move to another location within the Town that had clearance from structures of 150ft. Mr. Siegel was in attendance and although he admits blame as he should have read the ordinance and permit that he signed, he feels the Town should not be issuing permits to individuals if they do not meet the standards set forth in the ordinance. He also voiced concern that he was not addressed prior to that evening regarding the issue. He states the Police came to his home at 9:15pm which was 15 minutes prior to the fireworks event.

Item 3.04 Lane Road Bid

The Town Manager received a call from a person interested in purchasing the Town owned property of 74 acres located on Lane Road. Koriene was informing the Council to determine if selling was a desire of the Town. Councilor Hackett states he would absolutely entertain the idea. Councilor Fifield would like more information. Mr. Annance of Jordan Road states that the Town would not gain substantially from the sale of property located on Lane Road and as an alternative, if the Town is looking to sell land and create revenue, they should consider selling land on Winter Brooke Rd. He further states that the land adjacent to the Water Department could be split to eight 2-acre parcels for homes and bring approximately \$250000. The Town could maintain the back land at this location. He feels that due to road frontage requirements, the Lane Road property could only be sold as one home lot therefore generating less for sale and tax revenue. The Council will discuss the matter further at next meeting when more information is available.

Item 3.05 School Board

Koriene was able to contact Maine Municipal Association and determine that School Board Members fall under State statute as opposed to local. When a person leaves unexpectedly, we replace until the next municipal election when a new candidate may be voted into the vacant position.

Item 3.06 Volunteer Code of Conduct

This topic will be carried forward to the September 4, 2018 meeting.

New Business:

Item 4.01 Mil Rate for 2019 Taxes

Three options were presented for the Mil Rate. After discussing the rates and corresponding overlay amounts, Councilor Bolduc moved to set the Mil Rate at .02180 (\$21.80 per \$1000) providing an overlay of \$7975.17. The motion was seconded by Councilor Hackett and unanimously accepted.

Item 4.02 Abatement of Vacant Inventory

Countryside Management has both homes in inventory to sell and homes being rented or previously purchased and occupied within the park. Those homes that are in inventory are not taxed as they are not connected to water/sewer and are not issued an occupancy permit. The Assessor's office inadvertently added one of the homes to the tax files and therefore an account and invoice was created. We are requesting the Council to approve abatement in the amount of \$389.73 on this account as it was never supposed to be assessed. Councilor Bolduc moves to abate \$389.73 under the name of Countryside Management for this inventory home. Motion seconded by Councilor Bennett and unanimously approved.

Item 4.03 Special Duty Rate PD

The current special duty rate of pay to the Town from those requesting our services is \$45 per hour and not covering the costs associated with providing an officer and vehicle. Chief Goss has requested permission to increase this rate of pay to \$55 per hour which aligns with area departments. Councilor Konstantoulakis moved to increase special duty rate of pay by \$10 per hour, seconded by Councilor Bolduc. All in favor, so voted.

Item 4.04 Council Meetings Change

The topic of moving the Council Meetings earlier in the evening for ongoing months was discussed. Councilor Hackett moves to adjust the meetings to begin at 6pm, seconded by Councilor Konstantoulakis. Mr. Annance of Jordan Rd voiced concern that he would like to attend these meetings and cannot do so if they are held at 6pm. This comment prompted Councilor Konstantoulakis to ponder if other townspeople would face the same dilemma. Councilor Bolduc states he would be able to make most meetings on time, however, there are times he may be held at work and not arrive on time to meetings. Council Chair Fifield asked for a vote. Councilor Hackett voted for 6pm, all other members voted against. A new motion was placed by Councilor Bennett to adjust meeting times to begin at 6:30pm as a compromise. This motion was then seconded by Councilor Konstantoulakis and unanimously approved.

Ordinances, Resolves & Licenses:

Item 5.01 Holiday Closure

Town Offices will be closed on Monday, September 3rd in observance of Labor Day. The next Council Meeting is moved to Tuesday, September 4, 2018 at 6:30pm.

Item 5.02 Liquor License Renewal

The Willows was listed on the State website as due for renewal of their liquor license (beer and wine). The Town was not made aware and did not sign an original request for this last year. The Town Clerk contacted the owner of the business and explained the process in which the owner was unaware. The Willows submitted the request for renewal through the Town and apologized for the oversight. Chief Goss has approved the request and the Council is now to determine if it will approve wine and beer be served at The Willows Flea Market. Councilor Bolduc moved to approve the application for renewal of liquor licensing for The Willows. Motion was seconded by Councilor Hackett. All in favor, so voted.

Item 5.03 Planning Board Meetings

The Planning Board has adjusted its meeting start time to 6:30pm to allow time for a new member to arrive on time from work.

Item 5.04 Northeast Bank Forms

In order for Northeast Bank to remove Koriene Low and add Zachary Maher to the Town accounts, there needs to be an official Council vote to do so. Koriene's official last day as Town Manager is August 22, 2018 at midnight, her name should be removed from the account effective start of business on August 23, 2018. Zachary Maher will official be named Town Manager on August 23, 2018 at 12:01am and should be added to the Town Bank accounts as of start of business that day. Councilor Bolduc moved to authorize changes to Town Bank Accounts to reflect removal of outgoing Town Manager and addition of incoming Town manager. Motion seconded by Councilor Hackett. All in favor, unanimously approved.

Item 5.05 Assessor's Report of County

The Assessor has submitted his report for valuation which needs to be signed by the Council Chair and two others in order to be submitted to the County. Councilor Bolduc moves to approve the Assessor's Report, seconded by Councilor Bennett and so voted, unanimous. Signed as needed.

Councilor Bolduc motioned to adjourn, Seconded by Councilor Hackett. All in favor, so voted. Meeting Adjourned 7:42pm.