

Mechanic Falls Town Council

February 5, 2018

MEMBERS PRESENT:

Lou Annance, Chairperson
Cathy Fifield, Vice Chair

Stephen Bolduc
Nicholas Konstantoulakis

Kieth Bennett

STAFF PRESENT:

Koriene Low – Town Manager

OTHERS PRESENT:

Catherine Pressey
J.P. Doerr

Amanda Cullen
Peter Ford

Yvonne Franklin
Steve Perry

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

Reports:

1.01 Council Meeting Minutes January 2, 2018.

1.02 Departmental Reports Submitted

1.03 Municipal Financial Reports

Councilor Bolduc made a motion to approve the reports and meeting minutes as submitted. Seconded by Councilor Bennett. So voted. Unanimous.

Public Comments:

2.01 Public Comments: The Council explained the current Poland Water Expansion Project, separate Public Hearing Minutes exist for this topic.

Catherine Pressey spoke to the Council regarding various complaints regarding her property and neighbors. She feels that one particular neighbor is violating Town Codes and Ordinances and would like the issue resolved. Councilor Konstantoulakis has offered to walk the neighborhood with Code Enforcement Officer, Fred Collins, to evaluate if there are any violations.

Reports of the Town Manager:

Old Business:

Item 3.01 Fireworks Hearing Date

The Council will need to determine a date for the Public Hearing regarding the change to the Fireworks Ordinance prior to the ballots being sent for print. March 13th at 7pm, we will have the Public Hearing.

Item 3.02 Budget Committee Public Hearing

The Council will need to determine a date for the Budget Committee Public Hearing prior to April 13th. The Council agreed upon a Public Hearing for the 2018-19 budget on April 11th at 7pm.

Item 3.03 Employee Insurance Costs

The question was posed regarding why employee insurance costs were not going to be increased in the 2018-19 budget. The Town Manager has opted to defer this until the new Town Manager arrives to make a determination as the 2018-19 budget was well below where it needed to be.

Item 3.04 Parking Policy

The Town Manager met with Police Chief Goss and reviewed the existing Comprehensive Traffic Ordinance. A stipulation for preventing overnight parking in Depot Square was already in place. The Town Manager ordered new signs and will send a letter to all deeded space holders clarifying their spots.

Item 3.05 Pellet Stove

We still have not engaged the Pellet Stove due to the concern that the pellets have absorbed moisture and could cause blow back into the building. Evan (from the company that installed the furnace) would like to have someone come in weekly to remove ash, however the Town Manager has been unable to find an available person to do this. The Pellet Stove itself is operational and will run, therefore it was suggested that we examine the pellets for moisture by activating the auger or vacuum delivery system without firing the stove. Evan can do this inspection. If we can run the stove, Councilor Konstantoulakis stated someone from the Sanitary District can remove ashes weekly.

Item 3.06 Foreclosures

Due to the sensitive information discussed, foreclosures will be handled in executive session.

New Business:

Item 4.01 Municipal Building

We are waiting to hear from the bank regarding loan approval.

Item 4.02 Town Signage

We were able to find a reasonable price for new town signs through The Sign Store in Auburn. The Development Committee has agreed to pay half of the cost up to \$3000. The amount quoted was approximately \$2200, therefore the Town cost will be about \$1100.

Item 4.03 Audit – Vote to Accept

We received the final report from the Auditor. The Council has reviewed the documents and will need to vote to accept. Councilor Bolduc moves to accept the 2016-17 audit as written. Motion seconded by Councilor Konstantoulakis. All in favor, so voted.

Ordinances, Resolves & Licenses:

Item 5.01 Town Office Closure

The Town Office will be closed on February 19, 2018 in observance of President's Day.

Item 5.02 Mill House Pub Liquor License Application

Owners Yvonne Franklin and Steve Perry presented their intentions for the new Mill House Pub, replacing Shooters Sports Bar on Lewiston Street. They took ownership of the business on January 31st and intend to have a similar establishment. They will have pictures of the mill from circa 1860. Neighbors Peter Ford and J.P. Doerr were present and voiced concerns regarding excessive noise and smoking. Yvonne and Steve stated they will have a door man to assist in policing the noise and ask patrons to smoke around the side or rear of the building. Neighbors agreed to communicate any issues with the owners. Councilor Bolduc moves to approve the Liquor License application for the Mill House Pub, seconded by Councilor Fifield and voted unanimously to approve.

Councilor Bolduc moves to enter Executive Session under 1 MRSA 405(6)(E), seconded by Councilor Konstantoulakis. All in favor – unanimous. Council enters executive session at 7:50pm.

Councilor Konstantoulakis motioned to emerge from Executive Session, Seconded by Councilor Bolduc, all in

favor, unanimous. Emerged from Executive Session at 8:20pm.

Properties in parks will be offered back to park owners for payment of all taxes due. Other properties will go out to bid based on guidance from the Town Attorney.

Councilor Konstantoulakis motioned to adjourn, Seconded by Councilor Bolduc. All in favor, so voted. Meeting Adjourned 8:25pm.