

Mechanic Falls Town Council

September 3, 2019

MEMBERS PRESENT:

Cathy Fifield, Chair
Wayne Hackett, Vice Chair

Nicholas Konstantoulakis
John Emery II

Kieth Bennett

STAFF PRESENT:

Zakk Maher – Town Manager
Julie Ward – Interim Town Clerk

Lisa Prevost-Treasurer
Steve Turner-Transfer Station

John Rowe-Public Works
Fred Collins Jr- CEO

OTHERS PRESENT:

Catherine Pressey
Scott Phillips
Ryan Carrier
Milton Walker
Donald Boyd
Norma Crabtree
Talmadge Crabtree
Sharon Webster
Lindsey Anderson
Laura Vincent
Nancy Lausier
Victoria Cleary
Paula Bolduc

Rena Berry
Jimmy Vadeboncoeur
Lori Vadeboncoeur
Lou Goulet
Mark Stotts
Arthur Montana
Walter Berry
Jeff Coolidge
Pamela Doyle
Anthony Emery
Kellie Doherty
Sean Cleary

Laurie Crane Turton
Doug Turton
Milton Walker
Martha Yates
Sandra Ballard
Penny Emery
Dorothy Bouchles
Tarsha Downing
Valerie Emery
Peggy Goddard
Tom Doherty
Randal Madore

Tracey Maberry
Eriks Petersons-reporter
Aaron Ouellette
Arleena Stotts
Tom Webster
Gary Thibodeau
Joseph Mcmorrow
Rudy Kyllonen
Mark Gary
David Lausier
Tory Lange Harvey
Paula Stotts

1.0 Councilor Fifield called the meeting to order at 6:30pm.

2.0 We stood and saluted the flag.

3.0 Roll Call complete, all Council Members present

4.0 General Reports:

4.1 Council Meeting Minutes for August 5, 2019

Councilor Hackett moves to accept August 5, 2019 minutes as written, seconded by Councilor Konstantoulakis and voted to accept by unanimous vote. (Noted from Town Manager to correct the purchase price for 289 South Main Street to 63,750 for Russell Giasson).

4.2 Municipal Financial Reports

Councilor Konstantoulakis moves to accept the Financial Reports as submitted, seconded by Councilor Emery. All in favor, so voted.

4.3 Report on Standing Committees & Departments

Councilor Konstantoulakis meet with the Androscoggin County Budget Committee and there are 10 job openings at the Androscoggin County Jail if anyone is interested.

Councilor Konstantoulakis also made it to the school board meeting and the sign that needs to be put up at the daycare on Route 11 the state has agreed to pick up 55% of the cost. There are 8 new teachers in the RSU 16

and 5 teachers had resigned.

Councilor Konstantoulakis did not make it to the Historical society, however Eriks Petersons of the Committee spoke about identified a picture from that was from a sixth-grade class in 1949. Velora Piper will be speaking at the Anglican Church on September 14, 2019 at 2pm about the town and family stories of Mechanic Falls.

Councilor Hackett said there was no Recreation meeting and the Library Trustee had not met yet, so no new reports.

Councilor Bennett was unable to attend the Development Commission meeting.

5.0 Public Hearings:

NONE

6.0 Comments from the Public:

Penny Emery of Clifford Street was asking about the update on 22 Pleasant Street, it was on the agenda to discuss.

Milton Walker of Riverside Drive wanted to know where the money was coming out of for the I-pad budget was coming from. Town Manager Zakk Maher explained that it will come out of the IT CIP fund that the town has been saving to purchase new equipment.

Arleena Stotts of Olde Birch Lane was asking if there was a way to get a slow-children playing sign on Stone Brooke Drive and Olde Birch Lane. Councilor Fifield recommended speaking with the Tow Manager.

Catherine Pressey of Bucknam Street was asking about the code enforcement complaints that have been coming in to the Town office, the planning board and council will be looking into it. She also expressed her concern again regarding the fence on the corner of North Main and Bucknam Street.

Norma Crabtree of Highland Avenue was wondering if more complaints can be added to the Code Enforcement office, and they can be turned into the Town Manager.

Aaron Ouellette of Saunders Road requested that the public could comment on each item of the agenda when it was time to go over instead of having only 30 minutes of public comments.

7.0 Old Business:

7.1 Mil Rate/Overlay for 2020 Taxes-Signatures

7.2 Foreclosed Property Deeds-Signatures

7.3 Gas Pump Repair

The gas system went down on 7/6/19 and the cost to repair it was \$2567.19. The funds to pay for the repair was requested to come out of the CIP fund for Municipal Complex. Councilor Emery motioned to approve, seconded my Councilor Konstantoulakis, all in favor, so voted.

7.4 Fireworks

The fireworks ordinance will go back to the planning board to discuss the suggested streets be added to the existing ordinance.

7.5 Planning Board Liaison

The planning board had a discussion on weather or not to change the date to accommodate a Council Member to attend the meetings and they decided to leave to the time to the 3rd Monday of every month at 6:30pm.

7.6 22 Pleasant Street RFP

We currently have 3 bids for the RFP of 22 Pleasant Street ranging from 300,000 to 600,00. The town paid 315,000 for the building. Councilor Konstantoulakis motioned to accept The Rock Foundations proposal for \$600,000. Councilor Bennett seconded; Councilor Emery abstained from the vote due to family relations.

In addition to accepting the RFP a resolution letter authorizing the sale of 22 pleasant street had to be accepted. Council Bennett motioned to accept the resolution letter, Councilor Konstantoulakis seconded, all in favor, so voted.

8.0 New Business:

8.1 Poland Football Boosters Toll booth

Coaches Ryan Carrier and Scott Phillips asking for a toll booth to collect donation at 5 corners for 4 hours on a Saturday with date TBA upon approval of the Council. There would be no kids in the medians aloud and approximately 8 adults running it. The Boosters has their soliciting license as well as liability insurance and would not be utilizing any police assistance without authorization. Councilor Hackett motioned to approve the toll booth as long as the logistics with the Town Manager were worked out prior, seconded by Councilor Emery, all in favor so voted.

8.2 MMA Facilities Audit August 20, 2019

The property inspections went well with 2 issues resolved immediately one at the Water Department and the other on Winterbrook Road Building. Councilor Hackett motioned to accept the report, seconded by Councilor Bennet, all in favor so voted.

8.3 Council iPad Proposal

Town Manager presented a proposal for new iPad for the Council in the amount of \$1540.00 to come out of the CIP budget for IT there is currently \$12969.00 and it will leave \$11429.00 after purchase. Councilor Bennett motioned to accept the proposal, seconded by Councilor Konstantoulakis, all in favor so voted.

8.4 Information Security Audit

Starting in January of 2020 Windows 7 will no longer work and the town needs to look into upgrading the computers to Windows 10. There will be computers that will take the update and there are some that will not and have to be replaced. Town Manage Zakk Maher suggested a 3rd party auditor to look into the towns network security as well. The bid from Woodbury Raymond would be \$500.00 one-time fee, that would come out of the CIP budget for IT. Councilor Bennett motioned to accept the bid and have Woodbury Raymond come in, seconded by Councilor Konstantoulakis, all in favor, so voted.

8.5 National Fraternal Order of Police

Town Manager Zakk Maher just wanted to inform the people that Mechanic falls PD will be unionizing. Officer Daigle explained that it would give the officers protection in any legal issues.

8.6 Legal Question: Council Quorum

There was a question regarding the Sanitary District Trustee meetings that happen once a month, because Councilor Hackett, Councilor Konstantoulakis, and Councilor Emery all serve on the board and would it be considered a quorum even though it is not a Council Meeting. Town Manager Zakk Maher is requesting a vote to be able to ask MMA legal. Councilor Bennett motioned to approve the Town manager to reach out to MMA legal for advice, seconded by Councilor Konstantoulakis, all in favor, so voted.

8.7 Set Date for Recall Vote

The suggested date for Recall Election is September 24, 2019 to give time for absentee ballots to be issued. Councilor Konstantoulakis motioned to accept September 24, 2019 for Recall Election, seconded by Councilor Bennett, all in favor, so voted.

8.8 Establish Duration of Polls open

The minimum requirement for a Municipal election is 4 hours with a maximum of 12 hours per Title 30-A. Councilor Konstantoulakis motioned polls be open 8am to 8pm with a one our closure of front office to accommodate lunches. Councilor Emery seconded, all in favor so voted.

8.9 Appoint Election Clerks

Elections Clerks for September 24, 2019 election will be Michelle Emery, Brenda Coleman, and Nancy Petersons as Warden. Councilor Emery motioned to accept them as Elections Clerks, seconded by Councilor Konstantoulakis, all in favor so voted.

8.10 Approve Ballot

The official ballot for the election is in compliance with the Town Charter Article II Section 2 k, Councilor Bennett motioned to accept the ballot as written, seconded by Councilor Emery, all in favor, so voted.

8.11 Code Enforcement Complaint

Councilor Hackett motioned to have a workshop with the planning board to discuss the Code office, seconded by Councilor Konstantoulakis seconded, Councilor Emery abstained, all in favor so voted.

9.0 Ordinances, Resolves & Licenses:

9.1 Abatement request

Two abatement requests were issued from the Tax office. Scott and Angie Davis, and Carol Polland-Montana, both were due to Homestead exemption being omitted from the 2020 tax bill. Councilor Hackett motioned to approve both abatements, seconded Councilor Emery, all in favor unanimous.

9.2 Revised: Disposition of Foreclosed Property.

Town Manager Zakk Maher requested a correction be made to the Disposition of Tax Acquired Property Policies. in Article 7.3 shall state 10% of the minimum bid for a deposit on a Tax Acquired Bid. Councilor Hackett motioned

to approve the change, seconded by Councilor Bennett, all in favor so voted.

9.3 Draft: Conflict of Interest Resolution:

9.4 Draft Transparency in Action

9.5 Draft: Councilor Qualifications

9.6 Draft: Town Manager Role

Councilor Hackett Motioned to able 9.3 through 9.6 until they council can get MMA legal to look over the drafts to help council better understand, seconded by Councilor Konstantoulakis, all in favor so voted.

10.0 Executive Session:

Councilor Hackett Motioned to enter executive session under Title 1 MRSA Section 405(6) A, Seconded by Councilor Konstantoulakis. Town Manager requested a stated reason.

Councilor Konstantoulakis Motioned to enter executive session under Title 1 MRSA Section 405(6) A Personnel. Councilor Emery stated the need for a more specific reason for the Executive session beyond stating it a personnel matter. Councilor Fifield stated it was not for a disciplinary matter.

Councilor Konstantoulakis Motioned to enter executive session under Title 1 MRSA Section 405(6) A Personnel. No Second.

11.0 Adjourn:

Councilor Hackett motioned to adjourn, Seconded by Councilor Emery. All in favor, so voted. Meeting adjourned 7:58pm