

Mechanic Falls Town Council

January 7, 2019

MEMBERS PRESENT:

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

STAFF PRESENT:

Zakk Maher – Town Manager
Miranda Hinkley – Town Clerk

OTHERS PRESENT:

Eriks Petersons, Reporter	Craig Smith	Justin Starbird
Paula Stotts	Jill Starbird	Lou Goulet
Penny Emery	Robert Klar	
Sandra Ballard	Alisha Klar	
Jay Bryant	Jessica Cummings	

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

2.0 We stood and saluted the flag.

3.0 All Council Members present.

4.0 General Reports:

4.1 Council Meeting Minutes for December 3, 2018

4.2 Municipal Financial Reports

Councilor Bolduc moves to accept the Minutes and Reports as submitted, seconded by Councilor Konstantoulakis. All in favor, so voted.

4.3 Report on Standing Committees & Departments

Councilor Konstantoulakis opened the discussion advising that the Recreation Committee did not meet in December, but is gearing up for spring sports. The Town Manager has advised that the Development Commission discussed the requirement to run as the council and inability to change by-laws on their own. He further informed that there was a facility issue in the bathroom located between the lower level and main level. We have had 2 small floods damaging stored items in the lower janitor closet. A plumber came and replaced the toilet ring as water seemed to be coming from that area, however he advised that a router roofer company should be called to snake the lines as he feels it is plugged beneath the cement level. Zakk will be contacting a company.

5.0 Public Hearings: NONE

6.0 Comments from the Public: Penny Emery asked if the Town could sell the Medical Building and build an entire new building that would house all of the departments right on the current municipal property. Sandra Ballard agreed that Tom Webster was on the right track when he suggested at a previous Town Meeting that we tear this building down and rebuild in this location. She further questioned how we would handle the heating situation if we sold the current municipal building to AVESTA. The Council advised that AVESTA would have to redo the heating so that it is not tied into the Fire Dept/Public Works building. Jay Bryant also commented that maybe we could move to the new building while we tear this one down and build a new one making it a 3-phase project. Councilors Konstantoulakis and Fifield both expressed that they acted hastily when purchasing the Medical Building as it was a great deal that they were trying not to lose. They apologized for this and ensured that they are trying to make it right. Zakk explained why the Medical Building project is at a stand still and advised that once all the facts are in, the Council will review all options and make a decision. In reviewing Council Representation on the committees and board, we are looking to realign the conflict between School Board and

Planning Board as Councilor Bolduc sits on both and the meetings are simultaneous. Councilor Bolduc will remain on the Planning Board and will sit on the Appeals Board as liaison to both. Councilor Fifield offered and accepted the liaison position to the School Board.

7.0 Old Business:

7.1 Introduction of the new Transfer Station Manager

The new Transfer Station Manager, Scott Hinkley of Otisfield, has been working with Les to transition. The other employees seem happy. He will be making some necessary adjustments going forward.

8.0 New Business:

8.1 Marijuana Workshop

A workshop is needed regarding the retail sales of Marijuana in the town. The Council, Planning Board, Development Commission and Police Department should be in attendance to make their opinions heard. The Council agrees and sets workshop on January 22, 2019 at 7pm immediately following the Planning Board meeting.

8.2 Public Safety Committee

The Town Manager would like to create a new committee to address a comprehensive plan for facilities and ensure all departments, leaders and towns people are on the same page. This committee would be comprised of one member from PD, FD, Public Works, Development Commission, Planning Board, Budget Committee, Council and the Town Manager. The plan is to meet on the 4th Monday monthly at 4pm. The Committee would be recommending to the Council; no decisions will be made. Councilor Bennett moves to create the Public Safety Committee, by ordinance, as explained. Motion was seconded by Councilor Bolduc and voted unanimously to create. Councilor Bennett offers to sit as liaison for this committee.

8.3 Charter Revisions

In reviewing, the Town Charter was amended in 2001 and again in 2006 prior to the current 2010 Revised Charter. It appears that when amending the Charter in 2006, the 2001 amendments were not carried over. Since the Commission used 2006 as a starting point for the 2006 revisions, the 2001 changes have been completely omitted. The Town Manager has suggested we readmit the 2001 changes by majority vote in June. The Council agrees that these changes should have been in the Charter and should be revisited.

8.4 RSU School Board Vacancy

Aaron Ouellette has resigned from the School Board creating a vacancy from now until the election in June. We are seeking a temporary School Board Member until the election.

8.5 RSU Budget Vacancy

The RSU has advised that the Town of Mechanic Falls needs a representative to the RSU16 Budget Committee. Councilor Bolduc moves to appoint Councilor Bennett as RSU Budget Representative. Councilor Konstantoulakis seconds motion. Motion passes by unanimous vote; Councilor Bennett abstains as he is subject of vote.

8.6 Mechanic Falls Photo Contest

Eriks Petersons provided information to the Council regarding the Historical Society's plan for Community Days. They would like to run a Photo Contest. The contest would ask for a photo of anything within the Town, past or present. The contestant must provide a physical print (no digital media) with location picture was taken. Photo must be matted. Categories would include child and adults (age 16 plus). Semi-professional and professionals welcomed. Up to 3 photos may be submitted and must have a release signed by any people in the picture. The submissions will be accepted from Feb 1 through May 31st. There will be a link to the contest rules on the town website.

8.7 Appoint Recreation Committee Member

Wayne Usher has applied to become a member of the Recreation Committee. The background check is completed and the Police Department has reviewed. Councilor Konstantoulakis moves to accept the application and appoint Wayne Usher to the Recreation Committee, seconded by Councilor Hackett. The Council votes unanimously to appoint.

9.0 Ordinances, Resolves & Licenses:

9.1 NIMS

Councilor Bolduc moves to approve updated NIMS Contract, seconded by Councilor Bennett and voted

unanimously to approve. Signatures obtained as required.

9.2 County PSAP & Dispatch Contract

Councilor Bolduc moves to approve updated PSAP & Dispatch Contract, seconded by Councilor Bennett and voted unanimously to approve. Signatures obtained as required.

9.3 Financial Procedures for Town Committees

In reviewing the Town Audit with the accountant, it was discovered that there are committees/boards/commissions that may not be operating as they should according to our charter and state laws. The Town Manager has discussed this with the Town Attorney and drafted a resolution for review and acceptance of the Council. The Recreation Committee members are present as this will affect their operations. They reiterate that previous Town Manager Hawley assured them that nothing would change by the committee's relinquishing of their accounts for the Town to manage. They were only falling under the Town due to the requirement to present insurance to the RSU for facility use. Jay Bryant and Justin Starbird made passionate arguments for the Recreation Committee and advised that they feel they are doing an outstanding job at running the programs, being self sufficient and have been very open with their finances. The Council and Manager advised that it is not the opinion of the Town that the Recreation Committee is doing something wrong, just that the laws and charter require certain fail safes and actions that are not being adhered to. A lengthy discussion ensued ending with Councilor Bolduc stating that the only way to avoid the change is to dissolve as a committee and become a stand-alone non-profit organization with no ties to the Town. He further moves to accept the Resolution as written. Councilor Bennett seconds the motion, at which point wording came in to question by Councilor Hackett. Councilor Hackett, upon hearing Mr. Starbird's position regarding wording, suggests that the Resolution be tabled for February giving the Town Manager and Justin Starbird the opportunity to convene and finalize the wording. Councilor Bolduc withdrew his motion. The final draft will be submitted for vote in February.

9.4 MLK Day Closure

We will be closed on January 21st in observance of Martin Luther King Day.

9.5 Foreclosures Update

There are still many properties with a lien due to mature this month, however, owners have until January 15th to address this issue. A final list of foreclosures will be presented at the February meeting.

9.6 DOT Paving Project

Maine DOT will be paving from Welchville to our traffic lights. It is unknown if they will follow through the intersection to the bridge or if they only laying a top coat. More information to follow.

10.0 Adjourn:

Councilor Bennett motioned to adjourn, Seconded by Councilor Bolduc. All in favor, so voted. Meeting Adjourned 8:37pm.