

Mechanic Falls Town Council

January 2, 2018

MEMBERS PRESENT:

Lou Annance, Chairperson
Cathy Fifield, Vice Chair

Stephen Bolduc
Nicholas Konstantoulakis

Kieth Bennett

STAFF PRESENT:

Koriene Low – Town Manager
Miranda Hinkley – Town Clerk

OTHERS PRESENT:

Jeffrey Goss, Chief of Police

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

Reports:

1.01 Council Meeting Minutes December 4, 2017.

1.02 Departmental Reports Submitted

1.03 Municipal Financial Reports

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

Public Comments:

2.01 Public Comments: None

Reports of the Town Manager:

Old Business:

Item 3.01 Historical Society / Church

The Historical Society and Anglican Church came to an agreement on the use of the building. The paperwork will be signed on Jan 17, 2018. Everyone is content with the stipulations.

Item 3.02 Budget Committee

Koriene has emailed the Budget Committee Members and has not received any response, she therefore believes everyone can attend.

Item 3.03 Electric Vehicle Charging Station

Councilor Konstantoulakis met with the gentleman representing the Committee for EV charging stations. The cost to install a non-card reader EV station is \$1000. It requires 2-3 hours to charge the vehicle to 80%. Each vehicle is approximately \$7 to charge. Would like to see Hannaford install this.

Item 3.04 Park and Ride

Scott Penney and Koriene walked through the parking area dedicated to DOT/Park and Ride. There are 8 spaces located straight ahead as you enter between the pizzeria and medical buildings. Scott discussed the parking issues. Sheila's has 4 easement spaces in back, there are 2 at 17 Maple Street. Those Maple Street residents are not plowing their driveway and instead parking 5 vehicles in the town parking area (only allotted 2). People from other areas of town are parking in Depot square overnight so their driveways can be plowed. Suggestion to place signs stating "NO OVERNIGHT PARKING – VIOLATORS WILL BE TOWED". The issues have been for

the last 2 winters. Council agrees, however Koriene will need to ascertain if the Planning Board needs to be involved and if a public hearing is needed.

Item 3.05 Pellet Stove

Jeff at Nason Mechanical Engineers is concerned about starting the pellet stove. In the early winter, he didn't believe it was cold enough for the pellet stove to run constantly. He is now saying there is moisture in the pellets and starting the furnace would produce soot blow back into the building that was just professionally cleaned. Koriene will have to call another company to get a second opinion.

Item 3.06 Foreclosures

There are 22 properties that are pending foreclosure for Jan 16th. Of those, 9 are mobile homes. We are still receiving payments. Harvest Hill / Peter Bolduc owes \$20,000 in personal property tax for 2014-2017. The equipment can not be foreclosed on as it is gone. The only recourse is to take him to small claims court. The maximum per year is \$4500. We may still have to abate some of this, however if granted at court, we would recover the bulk amount. Koriene has emailed Jack regarding this issue.

New Business:

Item 4.01 Municipal Building

Koriene has reviewed the deed and went out to look at the area that currently belongs to Napa. She is looking for a map that shows the exact property line. The Architect has signed the contract and a check will be sent this week for the \$2000 deposit. Damon Builders will inspect the two small leaks once we are able to get keys to gain entry. Obligation should be set in 4 weeks and closing in 45 days. The current Bond has \$120,000 remaining. This will be paid off in 2020. It is more advantageous for the Town to continue making the remaining payments and borrow a separate loan for \$500,000. Koriene is looking into a bridge loan through Androscoggin Bank at 2% interest. This would allow us to sign the Rural Development Loan effective July 2018, 2019 would be one payment on interest only and by the time the first principal payment is due in 2020, Hannaford taxes would be coming in.

Item 4.02 Town Signage / Development Commission

The Development Commission is still requesting additional quotes for the "Welcome to Mechanic Falls" signs. They will pay ½ the cost and are meeting next week if we can get the quotes by then.

Item 4.03 Spirit of America

The Council needs to nominate a citizen for the Spirit of America Award as well as Dedication of the Annual Report for 2017. Councilor Annance asked if the nominee must be alive. This is not a requirement, therefore the Council discussed having Ken Grant as the recipient of both the Spirit of America Award and the Town Report Dedication. Councilor Bolduc moves to name Ken Grant, posthumously, as Spirit of America and Dedication of Town Report 2017 Recipient. Motion was seconded by Councilor Konstantoulakis. All in favor, so voted.

Item 4.04 Poland Water Expansion

The Department of Economic and Community Development (DECD) received complaints about Mr. Welch (owner of Mobile Home Park in Poland) not providing the town water as he had previously promised. AVCOG will be taking a survey of the residents to determine their income and if below guidelines, they will try and assist with cost. A letter of intent to expand further into Poland from the Town of Mechanic Falls Water Department is needed as well as a signature from the Poland Town Manager/Selectboard. Mr. Welch has to provide some information which he is investigating. Once the packet is complete, it will go back to DECD and they are hoping to begin the project in the spring. Councilor Bolduc moves to provide a Letter of Intent to DECD as long as all

other requirements are met. Councilor Bennett seconds and Council votes unanimously to accept.

Item 4.05 Marijuana Update

The House will be meeting to vote to extend the moratorium from Feb 2018 to Dec 2018.

Ordinances, Resolves & Licenses:

Item 5.01 Town Office Closures

The Town Office will be closed on January 15th in observance of Martin Luther King Jr. Day. Next meeting is the Public Hearing for our Fireworks Ordinance at 7pm on January 18th.

Councilor Bolduc motioned to enter Executive Session under 1 MRSA 405(6)(A), seconded by Councilor Konstantoulakis. All in favor – unanimous. Entered Executive session at 7:40pm.

Councilor Konstantoulakis motioned to emerge from Executive Session, Seconded by Councilor Bolducs, all in favor, unanimous. Emerged from Executive Session at 8:05pm.

Councilor Bolduc motioned to adjourn, Seconded by Councilor Bennet, all in favor, so voted. Meeting Adjourned 8:10pm.