

Mechanic Falls Town Council

December 4, 2017

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:

Steve French, Director, Water Dept.
Michelle Emery, Clerk, Water Dept.
Catherine Pressey

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

Reports:

1.01 Council Meeting Minutes November 6, 2017 and Public Hearing November 2, 2017.

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 Fifield. So voted. Unanimous.

Public Comments:

2.01 Public Comments: None

Reports of the Town Manager:

Old Business:

Item 3.01 Water Department Budget

The proposed Water Department Budget was presented by Steve French, Director. Each line was discussed and any change from previous year was accounted for. Councilor Fifield moves to accept/approve the Water Department budget as submitted. Motion seconded by Councilor Bolduc and voted unanimously to accept.

Item 3.02 Budget Committee

Oli Emery will no longer be able to serve on the Budget Committee due to health concerns. Travis Ritchie has placed an application to serve in his place. Councilor Konstantoulakis placed a motion to accept the resignation of Oli Emery from the Budget Committee, as well as the appointment of Travis Ritchie to the same. Seconded by Councilor Bennett. All in favor, unanimous. Budget Meetings will be held February 1, 2018, February 15, 2018, March 1, 2018, and March 15, 2018.

Item 3.03 Historical Society

The Historical Society submitted a use agreement with the church which the church countered with amendments. This item is still in discussion but an agreement should be reached and signed at the next meeting on December 2017. Officers were elected and remain unchanged.

Item 3.04 Holiday Lunch

has been customary in the past, the Town office would like to close at 12:30 on December 21st to allow the employees to participate in a holiday party. The party will be held at the Village Pizzeria. Councilor Fifield motioned to approve closing of the Town Offices for the Annual Christmas party on December 21st at 12:30pm. Motioned was seconded by Councilor Konstantoulakis and voted unanimously to accept.

Item 3.05 Electric Charging Station

The group of people from the Oxford Hills area that have been advocating for the installation of Electric Vehicle Charging Stations has approached the town with an offer to install equipment at no cost to the Town for set up/installation if the Town will cover the monthly usage fee (approximately \$20 per month in Casco). Councilor Konstantoulakis states that he has spoken with Walter Berry, owner of Depot Square hardware, and Mr. Berry has voiced interest in having the charging station at his location. Councilor Konstantoulakis will discuss further with Mr. Berry.

Item 3.06 Transfer Station Composting

The option to compost at the Town Transfer Station is proving costly. We are not only paying more than what we take in, this compost waste is attracting nuisance animals. Effective January 1, 2018, the Transfer Station will no longer accept compost. In addition, the Town Clerk's Office is receiving increased calls for estimates to register vehicles. This estimate process is time consuming and often the customer does not provide the required information to complete. Although the Clerk advises that the amount provided is just an estimate and many factors can adjust the amount, people are still angry and argumentative if the amount proves to be higher than the estimated figure. Effective January 1, 2018, the Clerk's Office will no longer provide estimates over the phone.

Item 3.07 Fireworks Ordinance

The Council reviewed the proposed Fireworks Ordinance. Discussion regarding permit fees ensued. All Council members agreed that \$50 per permit was steep. Councilor Bolduc reminded all present that if we charge in excess the proposed ordinance is likely to be voted down which would leave us with the current ordinance, which is unenforceable. The Council Members agreed to change the fee in the proposed ordinance to \$25 per permit. There will be a Public Hearing scheduled for January 18, 2018 at 7:00pm.

New Business:

Item 4.01 Rural Development Presentation

Bobbi Crooker, of the Rural Development Commission, joined by phone to present the facts regarding funding through Rural Development. She has been working with the Town Manager, and together, they have the application about 90% completed. The Town Architect and Rural Development's Architect will work together to complete 3 blueprints for the Council to review. There is an option of using an interim finance bank as the process for completion will take a few months. Current interest rate is 3.25% and locked until obligation. We are hoping funds to be obligated by 12/31/17. There are no fees: No application fee, no appraisal fee, no fee if the Town chooses to withdraw the application and seek funding elsewhere, and No pre-payment penalties/fees. Bobbi asked if there were any questions from the Council regarding this funding option. No questions presented. Koriene will continue to work with Bobbi to complete application process.

Item 4.02 Municipal Building

The Council needs to approve the Purchase and Sale agreement between the Town and Central Maine Medical Partners. Councilor Bolduc moves to accept the agreement as written. Motion seconded by Councilor Konstantoulakis and voted unanimously to approve.

Item 4.03 Abatements

There is an account in jeopardy of foreclosure for a past due balance from 2016 of \$3.89. Since it would cost the Town more than that amount to send notice to the owners, David and Michelle Leonard, the Town Manager suggests abating the \$3.60. Also, there is a personal property account owned by Wells Fargo Vendor Services in which the previous Tax Clerk failed to update BETE application in the system, causing an excess bill of \$148.46. This amount would need to be abated as it was due to Town error. Councilor Fifield entered a motion to approve both abatements as suggest by the Town Manager. Motion was seconded by Councilor Bennett. All in favor, so voted, unanimous.

Item 4.04 Town Signage

The Development Commission reviewed the request for funding to place new signs at the Town Boundaries on major roadways coming into Town. The Commission was not in favor of paying the amount presented for 6 large signs, therefore the Town Manager has sent the Signs out for bid at the Sign Store and Oxford Hills Signs. Councilor Konstantoulakis stated he feels the Commission will at least provide ½ of the funding for signage.

Item 4.05 Life Insurance

The Town Manager presented a quote to provide life insurance for all employees at 1X their annual salary \$193.60 per month. Health insurance increased by 11% this year. Councilor Konstantoulakis moves to pay \$193.60 per month to provide all employees with life insurance. Motion seconded by Councilor Bolduc and unanimously approved.

Finances, Resolves & Licenses:

Item 5.01 Town Office Closures

The Town Office will close at 12:30pm on December 21 and be closed on Christmas Day and New Year's Day. Next meeting January 2, 2018.

Item 5.02 RSU 16 Budget Member

Kieth Bennett will represent the Town for The RSU16 Budget Committee.

Councilor Annance voiced concerns regarding the Hannaford project and the sidewalk placement. He was under the impression that the sidewalk was to be placed on the same side of the road as the school, which would make it on Poland Property and we can not maintain their property. Other interpreted that the sidewalk would be on the Big Apple side of the road. Koriene will clarify.

Councilor Fifield motioned to enter Executive Session under 1 MRSA 405(6)(A), seconded by Councilor Bolduc. All in favor – unanimous.

Councilor Bolduc motioned to emerge from Executive Session, Seconded by Councilor Konstantoulakis, all in favor, unanimous. Emerged from Executive Session at 8:45pm.

Council Members reviewed a letter submitted by Catherine Pressey regarding her land and the right of way.

Councilor Bolduc motioned to adjourn, Seconded by Councilor Konstantoulakis, all in favor, unanimous. Meeting returned 8:55pm.