

BOARD OF SELECTMEN - TOWN OF MACHIAS

DECEMBER 23, 2014

A regularly scheduled meeting of the Machias Board of Selectmen was called to order at 6:00 PM by Chairman Aubrey Carter. In attendance were Board members Warren Gay, Danny Manchester, Glenn Davis, and James Whalen; Town Manager Christopher Loughlin; Secretary Cathy Lord; Sewer Department Director Bob Bialotta; David Bell.

1. MINUTES - REVIEW AND ACTION

On a motion by Danny Manchester, seconded by Glenn Davis, the Board voted to approve the minutes of the December 10, 2014 Board meeting.

On a motion by Danny Manchester, seconded by Glenn Davis, the Board voted to approve the minutes of the December 17, 2014 Board meeting.

2. WARRANTS - REVIEW AND ACTION

On a motion by Danny Manchester, seconded by Warren Gay, the Board VOTED:
To approve municipal warrant #51 in the amount of \$12,016.61;
to approve municipal warrant #52 in the
amount of \$28,873.25; to approve municipal warrant #53 in the
amount of \$19,784.96; and, to approve
municipal warrant #54 in the amount of \$33,832.21 .

On a motion by Danny Manchester, seconded by Warren Gay, the Board VOTED:
To approve school warrant #26 in the amount of \$201,716.63 .

3. LIQUOR LICENSE RENEWAL - BLUEBIRD RANCH RESTAURANT

Mr. Loughlin reviewed a liquor license application submitted by the Bluebird Ranch Restaurant. He noted that the application states \$952,785.72 in food sales and \$42,939.56 in liquor sales.

On a motion by Danny Manchester, seconded by Glenn Davis, the Board VOTED:
To grant a liquor license renewal to the Bluebird Ranch
Restaurant.

4. TIF - MAINE WILD BLUEBERRY/CHERRYFIELD FOODS

The members of the Board discussed the TIF with Maine Wild/Cherryfield Foods representative David Bell. Mr. Bell advised the Board that the company is willing to agree to the fifty/fifty terms along with the ten year duration. He asked the Board if they would reconsider a longer term for the agreement. Mr. Carter explained to Mr. Bell that the Board of Selectmen is comfortable with the ten year term for the agreement.

Mr. Loughlin noted that during the past summer, Mr. Bowker had suggested that Maine Wild might be willing to negotiate the purchase of the property adjacent to the sewer plant. Mr. Bell stated that Maine Wild is willing to have a discussion with the Town on this piece of land. Mr. Carter pointed out that this is a completely separate issue from the TIF agreement. Mr. Carter explained that there was some discussion regarding this land during

the time when the sewer fine had been assessed to Maine Wild.

Mr. Bell noted that the next step is to discuss the Town's use of TIF funds and to draft the necessary paperwork for the TIF. Mr. Carter suggested scheduling a meeting in January for the TIF Committee to meet. Mr. Bell thanked the Board.

5. WARRANT FOR SPECIAL TOWN MEETING

Mr. Loughlin reminded the Board that a special town meeting will be held prior to the Board's first meeting in January at 6:00 PM; he reviewed the articles to obtain permission to purchase a replacement police vehicle.

On a motion by Danny Manchester, seconded by Warren Gay, the Board

VOTED:

To authorize the Town Manager to advertise the special town meeting as discussed.

6. QUIT CLAIM DEED FOR HOYTTOWN PROPERTY

Mr. Loughlin presented a quit claim deed for the Board to sign on the sale of the piece of property in Hoyttown to Emily Donovan.

On a motion by Danny Manchester, seconded by Warren Gay, the Board

VOTED:

To sign a quit claim deed for a piece of tax-acquired property located in Hoyttown sold to Emily Donovan.

7. WATER COMPANY PROPOSAL

Mr. Loughlin explained that he had discussed with a representative of the Machias Water Company the idea that the Town of Machias purchase the water company outright or sell its own shares to the water company. Mr. Whalen suggested that it would be a better idea to talk directly with the majority owner of the water company. The Board discussed how to proceed. Mr. Carter suggested that the Town follow up on its request to the Public Utilities Commission on the creation of two voting seats on the water company board. Mr. Whalen noted that during his conversation with an attorney regarding pursuing ownership of the water company the attorney estimated that it would cost approximately thirty thousand dollars in legal fees to gain ownership. Mr. Carter commented that town ownership needs to be investigated further. It was the consensus of the Board that another letter regarding the two seats on the water company board be sent to the PUC.

8. PROPOSAL FOR CONTRACTED SERVICES - OPERATION OF WASTEWATER TREATMENT PLANT

Mr. Loughlin advised the Board that the State is looking at Machias contracting out the operation of its wastewater treatment plant. Mr. Carter commented that the Board has many specific questions as to what this arrangement would entail. He suggested that sometime after the first of the year a meeting with Olver Associates be set up to discuss such a change in operation.

9. MACHIAS WASTEWATER DUMPING FEES

On a motion by Danny Manchester, seconded by Warren Gay, the Board

VOTED:

To take dumping fees off the table for discussion.

Mr. Bialotta advised the Board that approximately two thousand dollars in revenue is being lost yearly since the new fee structure was implemented. Mr. Gay commented on the need for the Town to be competitive in prices to retain these fees. During a discussion of resident versus non-resident fees, Mr. Manchester noted that there is no advantage to distinguish the fees in this manner since the contractor charges the customer for the dumping. The Board discussed revamping the fees.

On a motion by Danny Manchester, seconded by Warren Gay, the Board

VOTED:

To reduce the present dumping fee to fifty dollars per thousand gallons effective immediately.

Mr. Carter asked Mr. Loughlin and Mr. Bialotta to notify haulers of the fee change.

10. MANAGER'S REPORT/OTHER BUSINESS

A. Mr. Loughlin reported the death of Joe Ginn to the Board. The Board discussed individual donations to his family. Mr. Carter suggested that the Town could send flowers in Mr. Ginn's memory. Mr. Whalen suggested erecting a picture or plaque at the fire station in his memory.

On a motion by Danny Manchester, seconded by Glenn Davis, the Board

VOTED:

To take \$50. fee out of the contingency account for the purchase of flowers from the Town of Machias.

B. Mr. Loughlin advised the Board of the possibility of a new refuse facility being developed in Hampden.

C. Mr. Loughlin advised the Board that he is looking at purchasing a single forty-two inch door for the interior of the Machias Telebusiness Center at a cost of \$2,246. from Machias Glassworks. The Board gave Mr. Loughlin the go ahead to proceed with his plans.

D. Mr. Loughlin reported issues with the network server in the Machias Town Office. He noted that a single computer controlling the system would cost \$889. and that a small business server would cost \$2,279. (prices obtained from Axiom). Mr. Loughlin noted the need to discuss updating the computers in the town office as well. The Board authorized purchase of the small business server with funding being appropriated from the Administration budget. Mr. Manchester also pointed out that there are funds in the building fund.

E. Mr. Gay pointed out that all state offices are closed the day after Christmas. The Board discussed keeping the Machias Town Office open on this day.

On a motion by Danny Manchester, seconded by Glenn Davis, the Board voted to adjourn the meeting at 7:12 PM.