

BOARD OF SELECTPEOPLE - TOWN OF MACHIAS

JUNE 27, 2018

A meeting of the Machias Board of Selectpeople was called to order at 6:00 PM by Chairman Josh Rolfe. In attendance were Board members Warren Gay, Paula Johnson-Rolfe, Bill Kitchen, and James Whalen; Town Manager Christina Therrien; Secretary Cathy Lord; Police Chief Grady Dwelley; Ed Pellon, David Clark, Mary Angarola, Nathan Pennell, Curtis Carver, Linda Matthews, Scott Porter, Bob Berta.

1. MINUTES - REVIEW AND ACTION

On a motion by Paula Johnson-Rolfe, seconded by Warren Gay, the Board voted to approve the minutes of the June 13, 2018 Board meeting.

2. WARRANTS - REVIEW AND ACTION

On a motion by Paula Johnson-Rolfe, seconded by James Whalen, the Board
VOTED:

To approve municipal warrant #107 in the amount of \$12,180.11; to approve municipal warrant #108 in the amount of \$412,473.39; to approve municipal warrant #109 in the amount of \$17,540.54; and, to approve municipal warrant #110 in the amount of \$679,797.37 .

On a motion by Paula Johnson-Rolfe, seconded by James Whalen, the Board
VOTED:

To approve school warrant #49 in the amount of \$241,671.00 .

3. LIQUOR LICENSE RENEWAL - OBADIAH'S CAFE & EMPORIUM

The members of the Board reviewed an application for the renewal of a liquor license for Obadiah's Cafe & Emporium. Mr. Pellon asked the Board about the food sale requirement for the renewal of this license. It was noted that the application states that the business has \$1800. in food sales and \$900. in liquor sales.

On a motion by Bill Kitchen, seconded by Paula Johnson-Rolfe, the Board
VOTED:

To approve a liquor license renewal for Obadiah's Cafe & Emporium.

4. APPLICATION - CATERING PERMIT - CRICKET CORPORATION

The Board reviewed an application submitted by Cricket Corporation/Pat's Pizza for an outdoor catering permit during the Bold Coast Sea & Sky Festival on July 20th & 21st.

On a motion by Paula Johnson-Rolfe, seconded by James Whalen, the Board
VOTED:

To approve a catering permit for Cricket Corporation/Pat's Pizza for July 20-21, 2018.

5. MUNICIPAL APPOINTMENT PAPERS

The members of the Board signed municipal appointment papers. Ms. Therrien noted that these are all re-appointments with no changes.

On a motion by Paula Johnson-Rolfe, seconded by James Whalen, the Board
VOTED:

To confirm and sign appointment papers for Town Manager, Treasurer, Tax Collector, Welfare Director, Harbormaster, Road Commissioner, Health Officer, Plumbing Inspector, Code Enforcement Officer, Tax Assessor, members of the Airport Committee, and members of the Downtown Revitalization Committee.

6. REVIEW/ACTION ON UNCOLLECTIBLE ACCOUNTS

Ms. Therrien advised the members of the Board that the Town has three accounts for property taxes/sewer charges which are uncollectible as of year ending June 30, 2018 that the Town may want to remove from its books. Ms. Therrien reviewed the accounts with the Board.

Account #1 - Map 11 Lot 21, structure on property was leined (mobile home) which has since been removed from the property and no longer exists; amount owed is \$532.01 .

On a motion by Warren Gay, seconded by Bill Kitchen, the Board
VOTED:

To write-off this account as uncollectible.

Account #2 - Map 8 Lot 8AT1, Pentecostal Lighthouse - building no longer exists as it was burned by the fire department; amount owed is \$744.00 .

On a motion by James Whalen, seconded by Bill Kitchen, the Board
VOTED:

To write-off this account as uncollectible.

Account #3 - Berry Avenue property - sewer charges, \$676.00 outstanding on account; Ms. Therrien reported that \$1,865.46 has been collected on the property over the past three years.

On a motion by Bill Kitchen, seconded by James Whalen, the Board
VOTED:

To write-off this account as uncollectible.

On a motion by Bill Kitchen, seconded by Paula Johnson-Rolfe, the Board
VOTED:

To table action on listing of uncollectible accounts at the present time.

7. BID OPENING - HIGH SCHOOL ROOF

Ms. Therrien noted that the Town received no bids in response to a request for proposals for replacement of the gym roof at the Machias Memorial High School. School Superintendent Scott Porter explained to the Board that there was a pre-bid requirement of a mandatory walk-through for contractors on June 14th and that there were three companies present for the walk-through. He noted that one contractor did submit a bid on the project one day past the bid submission deadline of June 25th by 4:00 PM. Mr. Porter noted that the cost to complete the project was estimated at \$110,000. Ms. Therrien pointed out that the late bid did not meet the bid specifications; she suggested that the Board could open it/read the bid and would then have to reject the bid. She pointed out that opening the late bid would allow other contractors to know the specifics of that contractor's bid.

Mr. Porter explained that contractors have plenty of work this summer which makes it difficult to receive competitive bids on projects. With this knowledge in mind, Mr. Porter suggested rebidding the project in February 2019 when there is more competition for work. He noted that temporary repairs can be made to get through the winter months. The members of the Board agreed with Mr. Porter's suggestion to put the project back out for bid in February 2019 when the timing for bid submissions would be more advantageous for the Town.

8. NATHAN PENNELL - WASHINGTON COUNTY SOIL AND WATER CONSERVATION DISTRICT

Mr. Nathan Pennell, representing the Washington County Soil and Water Conservation District, discussed the history and current services provided to the Town of Machias and its citizens. Mr. Pennell outlined a list of projects the District has assisted the Town of Machias in accomplishing. Mr. Pennell noted that the District is asking the Town to join the District by showing financial support by contributing \$500. for membership dues.

On a motion by James Whalen, seconded by Bill Kitchen, the Board
VOTED:

To appropriate from the contingency account the sum of \$500. for membership dues to the WCSWCD.

9. TAX-ACQUIRED PROPERTIES

Ms. Therrien noted that she had provided the Board with a list of tax-acquired properties. The Board reviewed the list.

A. Referring to five of the properties on the list owned by Paul Dolan (619 Kennebec Road/Map 1 Lot 63, 645 Kennebec Road/Map 1 Lot 63A, 21 Harwood Street/Map 9, Lot 28, Harwood Street/Map 9, Lot 29, and 10 West Kennebec Road/Map 3 Lot 72A), Ms. Therrien advised the Board that Mr. Dolan had called regarding the amount owed to the

Town (approximately \$10,900.) and indicated his intent to pay the property taxes owed on the five properties. The Board discussed allowing the former property owner the opportunity to pay the property taxes in arrears. Mr. Rolfe noted that the Board has set a precedence in the past allowing a former property owner to re-acquire their property after paying the taxes owed on the property; he suggested that that Board allow Mr. Dolan the opportunity to pay the amount owed on the properties. Ms. Rolfe recommended setting a thirty day timeline for Mr. Dolan to pay the taxes owed on the properties; she added that the thirty day timeline is fair and consistent and allows Mr. Dolan the opportunity to bring the taxes up-to-date as he advised the Town Manager he was interested in doing.

On a motion by Paula Johnson-Rolfe, seconded by James Whalen, the Board
VOTED:

To allow Paul Dolan to pay in full the outstanding taxes owed on five foreclosed properties within thirty days by July 27, 2018.

B. Regarding land located on the Kennebec Road (Map 3, Lot 35) formerly owned by Grover Foss, Ms Therrien reported that the Town has had no contact from the previous owner regarding this property. She reported that the amount owed on the property is \$1,124.27 .

C. Regarding land and a house located at 54 Water Street (Map 11, Lot 45), Ms. Therrien noted that the Town has no contact from the previous owner indicating payment of the taxes; she did point out that the Board received a letter from an adjacent property owner, Jim & Alice Ackley, indicating their interest in paying the outstanding taxes due on the property and thereby gaining ownership of the property. Mr. Ackley addressed the Board with concerns he has had regarding this property. The Board discussed Mr. Ackley's proposal to pay the taxes. Ms. Johnson-Rolfe commented that she was not comfortable with not allowing anyone else the opportunity to own the property and to bid on the property. Mr. Gay pointed out that in the past the Board has always put tax-acquired properties out to bid allowing anyone the opportunity to purchase these properties. Mr. Rolfe noted his concern that if the Board accepts Mr. Ackley's offer this would set a precedent in selling properties without putting them out to be sold for the highest bid but to whomever can pay the overdue taxes. Mr. Ackley explained that he was willing to give the Board a check at that time for the overdue taxes thereby relieving the Town of this headache and at the same time addressing the problems of an unsafe property.

Mr. Whalen made the following motion: "To dispose of tax-acquired property located at 54 Water Street in favor of the abutting property owner, Jim & Alice Ackley."
Motion failed due to lack of a second on the motion.

On a motion by Warren Gay, seconded by Paula Johnson-Rolfe, the Board
VOTED:

That all the tax-acquired properties put be out to public bid advertising each property with a minimum bid to include all taxes, charges, and fees owed on each property with the stipulation that the Board of Selectpeople has the right to accept or reject any bid.

Vote on Motion: 4 votes in favor (Mr. Gay, Mr. Rolfe, Mr. Kitchen, Ms Johnson-Rolfe)
1 vote in opposition (Mr. Whalen)

Motion was passed by a vote of 4 to 1

On a motion by Bill Kitchen, seconded by Paula Johnson-Rolfe, the Board voted to table the remainder of the agenda until the next meeting.

On a motion by Paul Johnson-Rolfe, seconded by Bill Kitchen, the Board voted to adjourn the meeting at 6:50 PM.