

**BUCKSPORT TOWN COUNCIL MEETING**  
**7:00 P.M., THURSDAY, SEPTEMBER 27,**  
**2018**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN**  
**OFFICE AGENDA**

**1. Call Meeting To Order**

*Meeting called to order at 7:00 PM by Mayor David Keene.*

*Town Clerk swore in Councilor Paul Rabs to continue with his remaining term on Bucksport Town Council ending January 2019.*

**2. Roll Call**

*Members Present: Mark Eastman, Paul Rabs, David Kee, David Keene, Peter Stewart and Paul Gauvin. Member Absent: Robert Carmichael, Jr.*

**3. Presentation of any Town Council Recognitions**

**a. Richard Campbell – Wilson Hall**

*Mr. Campbell gave a brief history of attempts to save Wilson Hall. The first year started with Don Houghton, Larry Wahl and Dick Campbell - and failed. The second was with two investors in Virginia and that failed. It was explored for use as a nursing facility and that failed because it was too small. He is currently evaluation it for an apartment building with ten units. He also has spoken with Maine Maritime Academy about their training institute to be located in Bucksport and what they need for housing. He will report to the Council at the meeting on October 11<sup>th</sup> with final information because the 3 month extension expires on October 12, 2018.*

*Paul Gauvin asked about why the project that was to have included Donna Gormley did not work and Mr. Campbell said it was too large for her.*

*Gloria Parkhurst an abutter to Wilson Hall who has lived there for 53 years is tired of looking at it and believes it should be torn down. The steeple could be kept and the lot could be made into a park with picnic tables.*

*Pearl Swenson a resident who lives across from Wilson Hall stated that the problem is that the tower is shifting. The Town Manager reported that the top part of the tower is to be removed by October 9<sup>th</sup>.*

*Jeff Hammond, Code Officer reported that the box part of the tower will remain and the top part will be set on the ground.*

**4. Consider minutes of previous meetings**

- a. September 13, 2018 Town Council Minutes
- b. September 13, 2018 Finance Committee Minutes

*Motion by Councilor Gauvin, seconded by Councilor Eastman to approve above Council Minutes and Committee Minutes as presented. Vote: 6 - 0*

**5. Receive and review correspondence and documents - None**

**6. Ordinances to Consider/Introduce**

**a. Chapter 5 – Third Reading**

*Jeff Hammond reviewed the final reading noting the revisions to the proposed Chapter 5 Building Codes and Standards are submitted for review. Section 6.1.2 is amended to remove stairs, landings and ramps for public use from permit exemptions. Section 7.2 is amended to clarify that accessibility improvements are also subject to inspections. Also noting an amendment to Appendix K proposed in the near future that will add accessibility standards for review, and clarify that stairs and ramps for public use will be subject to review. The next sept is to hold public hearings on Chapter 5 & 13.*

*Paul Rabs indicated that while there has been a lot of work and time spent reformatting and updating these ordinances, going forward he would like to redirect the Council focus to strategic goals, and put on hold any conversions at this time about regulation review.*

**b. Chapter 2 – Personnel, Section 11, Employee Responsibilities 2<sup>nd</sup> Reading**

*Town Manager noted that the language clarifies that only full-time employees are prohibited from service on the Town Council. This makes the town code and charter consistent.*

**7. Discussion Items (Manager Clarification and Direction, or Council Discussion and/or Input on Issues)**

**a. Infrastructure & Property Committee Update -9-27-18**

*Councilor Stewart reported that the town had received bids for two pieces of property from abutters to Map 47 Lots 7 & 8 and the committee recommended selling them to the highest bidder. The Committee also reviewed a request to purchase town owned property on Long Pond and directed the Town Manager to obtain bids from abutters to the lot in questions. The Committee also discussed drainage issues on Main St, Forest Hills. The remainder of the agenda will be considered at the next meeting.*

**b. Finance Committee Update – 9-27-18**

*Councilor Kee reported that the Committee had discussed a policy for entities that come to the Council for social services funding. The Committee is considering a policy based on a tax appropriation cap for these groups of .75% of the prior year tax commitment.*

**c. Regulatory Review Committee Update 9-27-18**

*Councilor Rabs reported that the Committee discussed Chapter 5 building codes, and are recommending that stairs, ramps and landings for public buildings be subject to permitting and to include accessibility as a review standard in Appendix K.*

## 8. Agenda Items

- a. To approve Resolve 2019-17 to sell Map 47 lots 7 & 8

*Motion by Councilor Gauvin, seconded by Councilor Stewart to approve Resolve 2019-17. Vote: 6 - 0*

- b. To approve Resolve 2019-18 to apply for an MDOT grant to add diesel fuel to the Marina

*Motion by Councilor Gauvin, seconded by Councilor Eastman to approve Resolve 2019-18. Vote: 6 - 0*

- c. To approve Resolve 2019-19 to loan RSU 25 funds for the gym floor replacement project

*Motion by Councilor Gauvin, seconded by Councilor Eastman to approve. Vote: 3 -3 vote failed.*

*The Town Manager answered questions about the interest rate, whether the Town would lose money if this proposal moved forward, and if there were alternate ways to pay for the project.*

*The proposed loan rate is 2.5% which is half a point higher than the town is currently receiving in interest on its best CD's. Some Councilors were concerned that if interest rates rose – the Town would lose money.*

*Councilor Rabs stated that Bucksport handles about 60% of budget. This proposal is \$141,000 for Bucksport, and wonders what the other communities are paying. He feels that Bucksport is paying more and that 10 years down road, we could be losing money on this deal. He feels Bucksport is being taxed twice.*

*Councilor Gauvin believes they need the money and that Bucksport should just give them the entire amount and get the gym done.*

*Councilor Rabs indicated that he believes Bucksport is always getting the short end of the stick.*

*The Town Manager noted that when this item was before the Council previously, it had been approved and she was directed to work out the details with the School Superintendent – which is what was before them tonight. The additional cost of borrowing from a commercial institution and the cost of a legal opinion would result in Bucksport paying more for its share of the project.*

*Resident James Morrison noted that there are many references to we, them and they, and it should be us. Why are we charging the RSU interest at all?*

*Resident Paul Bissonnette noted that the entire amount borrowed would be paid back to Bucksport – leaving them paying only their share. The cost to borrow money commercially would be higher. It is a good deal for town.*

**9. Resignations, Appointments, Assignments, and Elections - None**

**10. Approval of Quit Claims, Discharges, and Deeds**

- a. To approve quit claim deeds to David G. Carlow, Sr. for Map 33 Lot 66 & Map 33 Lot 67

*Motion by Councilor Gauvin, seconded by Councilor Eastman and voted to approve quit claim deeds to David G. Carlow, Sr. Vote: 6 – 0*

**11. Town Manager Report**

*The Town Manager's Report is hereby attached and made a part of the minutes.*

**12. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits**

*Chapter 2, 5, 13 and General Assistance public hearings to be held at the next Council meeting Thursday, October 11th.*

**13. Discussion of Items Not on the Agenda for Council and Public**

*Frank Dunbar suggested making improvements at the Silver Lake Boat Landing by adding addition to existing docks.*

*Brook Miner, representing Main Street Bucksport indicated that on Saturday, October 6th from 11:00 am to 1:00 pm will be a demonstration on Cider Pressing and all are welcome. She was told she needed Council permission to use the Waterfront.*

*Motioned by Councilor Kee, seconded by Councilor Gauvin to approve Main Street Bucksport to hold demo Apple cider press event on October 6<sup>th</sup> from 11 a.m. – 1 p.m. Vote: 6 – 0.*

*Rich Rotella, Economic Development Director reported that construction had started on the Town Dock project. He also encouraged the Council to reconsider the RSU Loan – as a former banker he considered it to be in the best interest of the Town and the RSU.*

*Councilor Rabs indicated that the Town should just pay for their share of it now and not do the loan.*

*Resident Don White asked questions about where the Town was taking its solid waste and its recyclables and whether the Town could just take it to PERC and when the Fiberight plant would be open. The Town Manager responded that the Town is taking its solid waste to EMR in SW Harbor, after which it is hauled to Norridgewock to the landfill there, that its recyclables go to Casella in Lewiston to the zero sort facility, that*

*it would be a contract violation to take it to PERC at this time, and that she did not have information on an exact opening date for Fiberight.\*

*Councilor Rabs discussed solid waste collection information for Bucksport both before and after Orland no longer participates in the Town transfer station. He reiterated the same concerns in regard to the Fiberight plan that he did in March of 2016 including the technology risk. The plant was not operational by April 2018 and he wants to revisit the subject of solid waste disposal from Bucksport.*

*Motion by Councilor Eastman, seconded by Councilor Kee to reconsider the RSU loan. Vote 6-0.*

*Resident Dan Ormsby indicated that money had been put away from other towns for this project. The Town Manager responded that the \$75,000 set aside for the project came from additional school funding received by the RSU in 2017/18 – and that the balance of those funds had been returned to the communities.*

*Councilor Gauvin made a motion to give the RSU \$235,000 for the project, seconded by Councilor Stewart. Vote 2 – 4. Motion failed (Gauvin & Rabs in Favor)*

*Motion by Councilor Eastman, seconded by Mayor Keene to approve as presented. Vote: 3 – 3. (Keene, Eastman, Kee in Favor, Rabs, Gauvin, Stewart Opposed). Motion failed.*

*Don Houghton noted that the Council was in total agreement that the floor needs to be done and that the Town should pay its 60%. The other towns can come up with their 40%.*

**14. Upcoming Public Hearings, Designation of Topics for Committee Assignment, and Scheduling of Committee Meeting**

- *Infrastructure Committee Meeting on Thursday, October 11th at 6:00 PM.*

**15. Adjournment**

*Motion by Councilor Stewart, seconded by Councilor Eastman that the meeting be adjourned at 8:40 p.m. Vote: 6 – 0.*

*Respectfully submitted,*

*Kathy L. Downes  
Council Secretary*