

BUCKSPORT TOWN COUNCIL MEETING
7:00 P.M., THURSDAY, DECEMBER 13, 2018
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE
MINUTES

1. Call Meeting To Order

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

2. Roll Call

Members present; Mark Eastman, Paul Rabs, David Kee, David Keene, Peter Stewart, Paul Gauvin, Robert Carmichael, Jr.

3. Presentation of any Town Council Recognitions

a. Maine Maritime Presentation – Bucksport Development

Bill Brennan, Pres. of Maine Maritime Academy made a presentation about their proposed project. They have reached/signed a purchase/sales agreement with AIM. The nature of project is a development center/training center. They began discussing it 3 years ago. They cannot expand in Castine at the Academy. Licensed mariners have to re-license every 5 years. They needed a larger space to host all equipment for training/firefighting simulator training, etc. They are purchasing the administration building with 5 acres. It will begin as an expansion of their continuing education program. They anticipate 600 students in the first year, 800 in the 2nd year, 1400 in the 3rd year, working toward 2500 annually. They are a nontaxable entity, but will continue to contribute to the community.

Councilor Kee asked how long classes would be.

President Brennan indicated that it depends on how many courses the attendee would be taking. It could be a day, a week or longer.

Councilor Eastman asked how many employees.

President Brennan responded that 4 to 5 employees to start.

Mayor Keene asked about security.

President Brennan said they were early in the process, but were very mindful of this item and when the time is right, they will reach out to Whole Ocean and others regarding security and safety.

Mayor Keene asked if they were interested in the waterfront area.

President Brennan said it was not out of the question but not in the first phase.

Councilor Kee asked about payment in lieu of taxes.

President Brennan said that while they pay no taxes, they would pay other fees. Resident Jim Morrison asked the number of facilities that offer this programming. President Brennan - about 26 facilities in this county that offer some portion of this training but none in the Northeast; President Brennan said that he hopes the Council sees this project as beneficial.

b. Councilor Presentations

The Town Manager presented gifts and certificates to the two Town Councilors who did not seek re-election. Both Councilor Rabs and Gauvin stepped forward to help in a difficult time and worked on many projects -

Rich Rotella - Recognized Boys Scout Troup 102 working on their Eagle Scout badge were in attendance.

4. **Consider minutes of previous meetings**

- a. November 29, 2018 Town Council Meeting Minutes
- b. November 29, 2018 Infrastructure & Property Committee Minutes
Motion by Councilor Gauvin, seconded by Councilor Carmichael to approve. Vote: 7 – 0.

5. **Receive and review correspondence and documents**

- a. MDOT Notification – 2019 Paving Projects
The Town Manager notified the Council that the paving project would continue on Route 15 in 2019. Councilor Stewart asked if development at the AIM site would impact that and was told it would not.

6. **Ordinances to Consider/Introduce - None**

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

- a. Regulatory Review Committee Update -12-13-18
Councilor Eastman reported that the committee met with local truckers and other residents and will reconvene after the beginning of the year to continue to review the ordinance.

There will be no committee meetings at the first council meeting because committees will not have been established.

b. Whole Oceans update

Jennifer Fortier - Whole Ocean

Reported that the company is continuing to work on permitting. There are no major roadblocks and they hope to close on the property at end of year. It may not happen until after the first of the year but they are still hopeful. They are looking forward to having MMA on site and see a lot in common. They are working with CES and Cianbro. The University of Southern Maine is offering an online course about aquaculture. The course is offering \$250 scholarships from Whole Oceans for ten students and wants to

know if the Town will also provide a scholarship for students taking the course. Councilor Stewart asked if it was first come first serve and Ms. Fortier responded that it was.

Councilor Gauvin asked if it would be paid from the education fund.

The town manager responded that they have monies when the RSU was formed of approximately \$300,000; Councilor Gauvin suggested that instead of TIF money, take from education fund and match Whole Oceans.

Jim Morrison asked when the property would be all cleaned up.

The Town Manager responded that following sale to MMA and Whole Oceans that AIM has a certain time period to clean up the remainder of the site.

Motion by Councilor Stewart, seconded by Councilor Carmichael to approve the scholarships for the aquaculture course as outlined by Whole Oceans. Vote: 7-0

c. Bucksport Community Concerns

The Town Manager asked the Council to consider donating additional monies to assist with the loss from flooding at the food pantry.

Motion by Councilor Stewart, seconded by Councilor Eastman to provide \$1,000 to help defray the cost of what they lost. Vote: 7 - 0

8. Agenda Items

a. To approve Resolve 2019-30 to approve Pay Requisition 29 for the Sewer Treatment Plant Project

Motion by Councilor Gauvin, seconded by Councilor Carmichael to approve. Vote: 7 - 0

b. To approve Resolve 2019-31 to approve the MRC Ballot

Motion by Councilor Carmichael, seconded by Councilor Gauvin to approve. Vote: 6 – 1 (Councilor Stewart Opposed)

9. Approval of Quit Claims, Discharges, and Deeds - None

10. Town Manager Report

a. Department Head Reports

The Town Managers Report is attached hereto and made a part of the minutes.

The manager also presented the annual report for Main Street Bucksport as part of her report.

Councilor Gauvin asked what the budget for Main Street Bucksport was for last year

and John Paul Lalonde responded that the budget is pretty much same each year.

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

Motion by Councilor Gauvin, seconded by Councilor Carmichael to approve liquor license, special amusement permit and food service license for George MacLeod d/b/a MacLeod's Restaurant. Vote: 7 - 0

a. Public Hearing to discuss the future of Wilson Hall

Jeff Hammond - CEO became involved in 1999 in discussions of Wilson Hall and 20 years later is still involved. He presented a film on what the property looks like.

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Larry Wahl noted that Chapter 11 of the Town's Comprehensive Plan identified Wilson Hall as a place to be saved. Since 2014 he has drafted many letters in support of saving the building. It is listed on the National Register of Historic places and he believes in Bucksport.

Chris White initially thought it should be torn down, but has changed his mind. We need to preserve the building and keep the history.

Judy Gillis who returned to Bucksport 2014 presented the Council with a video in support of keeping the building.

Ron Russell lives on Verona Island and in the last few years has gotten involved in the community, He noted that Bangor demolished many historic sites and Portland did not. He believes that Bucksport needs to keep historical buildings. As the town moves forward, good things will happen.

Don Houghton noted that when Wilson Hall was being built, the town donated substantial funds to assist in its construction.

Charlotte Bridges of Town Farm road believes that this subject should be revisited and given a little more time.

John Paul Lalonde echoes what has been said. The Maine Community Foundation, and Maine Preservation have stepped forward and suggested that the Town apply for grant funding.

Gloria Parkhurst has lived for 50 years in that area. In her option the Town should tear it down, put a park in this area.

Jim Morrison stated that in June 2011 there was a note about the owner inquiring to purchase back the property but he couldn't find where that request had been addressed.

Rich Rotella asked the council to make a decision since this has been an on-going process since 2011. He also noted that Code Enforcement had indicated that if in private hands the building may have been condemned.

Bruce Clement has concern about putting monies into something that is already falling down. The Town has been working on building for at least 15yrs, and has had no takers.

Don White is concerned about spending Taxpayers monies; but tearing the building down is not right, and it needs to be opened up again for funding.

John Paul Lalonde said the Town has not made a real effort to save it and needs to go out and seek investors.

Don Houghton said an opportunity was missed when a group had formed to try and save the building and then the Council instead worked with a developer.

Rich Rotella stated that since 2014 a total of approximately \$7,000 was raised.

Councilor Carmichael does not feel we have done a lot to save the building.

Councilor Eastman said it would cost \$18,000 to secure building.

CEO Jeff Hammond said that would cover the cost of installing a rubber membrane on the roof.

Councilor Stewart is concerned about talking about putting a roof on when the building is an absolute mess, and has deteriorated since the video was made. He visited the other day and the building is a mess.

Councilor Rabs stated that Nickerson O'Day described the building as in rough condition. He respects the letters to save it, but it has been going on many years, grants are minimum, and he believes that time has come for change.

Todd, a neighbor to the property loves the passion of those in support and would love to see it restored but this has been going on for a long time and something needs to be done.

Councilor Rabs stated that hope is not strategy and before we continue to invest monies into Wilson Hall, we need a purpose.

Councilor Carmichael believes we need a plan and a strategy.

Mayor Keene - this was close to being torn down in 2014, a 4 - 3 vote prevented that. Since then the Town has advertised all over the State with no takers;

Rich Rotella reported that rats are now being found in the building.

Jim Morrison - \$18,000 in a roof is not a good idea if the place is rotted.

Bruce Clement - \$18,000 should not be put into the structure.

Don Houghton – there is an opportunity for a committee of 5 people to come up with a plan

Paul Gauvin – asked why this has not gone out to referendum.

Town Manager – The council has never put it out to vote because the town is not had an appetite to spend lots of monies and did not want to take on the building, because the town does not need another building to maintain or staff.

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

John Paul Lalonde reported that Bucksport Community Concern needs donations. If people can help out, please do.

Robin - Main St., reach out to new Councilors to meet with committee to see what they are doing.

Chris White asked if the problem at Bucksport Community Concern was caused by the Town. Mayor Keene reported that it was not.

Rich Rotella – Reminded the Council that on Tuesday, Dec. 18th there was a Planning Board Meeting to discuss proposed changes to Appendix K and encouraged Council members to attend.

Chris Johnson stated that there is a stewardship meeting on Tuesday January 15th meeting at the Chamber.

Bucksport Community Concerns thanks the Council for the donation of help.

Councilor Rabs – Thanked everyone for allowing him to be selected as a Council Member. He thanked his wife and all department heads and employees also.

Mayor Keene requested that the Code Officer ask the contractor if he would extend the contract for tearing down Wilson Hall.

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

Next Committee meetings will be prior to the second Council meeting in January

14. Adjournment

Motion by Councilor Stewart, seconded by Councilor Gauvin at 9:50 PM. Vote: 7-0

Respectfully submitted,

*Kathy L. Downes
Council Secretary*