

**BUCKSPORT TOWN COUNCIL
MEETING 7:00 P.M., THURSDAY,
JANUARY 10, 2019
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN
OFFICE AGENDA**

1. Call Meeting To Order – Town Clerk

Meeting called to order by Town Clerk Kathy L. Downes, Town Clerk at 7:00 pm.

- a. Swearing in of Councilors Paul Bissonnette, Dan Ormsby and David Kee
The Town Clerk swore in the above elected Town Council Members.

2. Roll Call – Town Clerk

*Members Present: Mark Eastman, Paul Bissonnette, David Kee, Peter Stewart,
Daniel Ormsby and Robert Carmichael, Jr.*

3. Annual Actions of Town Council

- a. Election of Mayor

Motion by Councilor Ormsby, seconded by Councilor Carmichael to nominate Peter Stewart as Mayor.

Motion by Councilor Eastman, seconded by Councilor Bissonnette to nominate Mark Eastman as Mayor.

Motion by Councilor Stewart, seconded by Councilor Carmichael to cease nominations. Vote 6-0.

Vote in Favor of Mayor Stewart Vote: 5 - 0 (Eastman abstained and withdrew his motion)

- a. C o m m i t t e e Assignments

Mayor Stewart asked Council members to review list of committees and report back at the next Council meeting which committees were of interest.

The Town Manager reported that Councilor Keene resigned from the Town Council yesterday, and because the Election is more than 60 days away, the Council has options to appoint a citizen to fill the term until the regular Election in November 2019.

The Town Manager noted that it had been the past practice of the Council to appoint a former councilor who would not be running in the next election so that they did not create a disadvantage for other candidates who may run in the next election. She spoke with former Councilor Paul Rabs and Councilor Paul Gauvin and either one would be willing to serve the rest of the year term. She noted that while this was the past practice of the Council, that they had the right to appoint any resident that they

chose to appoint.

Councilor Carmichael noted that he would be in favor of either one as this is gone to be a very important budget process with, union contracts, TIF monies, etc. and their past experience would be of help.

Councilor Ormsby indicated that maybe we should consider the other citizens that ran in November 2018 Election.

Councilor Bissonnette felt that previous experience would be a great option especially with two new members just coming on the Council.

Councilor Eastman agreed to appoint either Paul Rabs or Paul Gauvin as they are familiar with the process.

Mayor Stewart made a motion to appoint Paul Gauvin to fill the term as he has no other commitments to the Town, seconded by Councilor Carmichael. Vote 5-1. (Ormsby opposed)

4. Presentation of any Town Council Recognitions - None

4. Consider minutes of previous meetings

- a. Town Council Minutes 12-13-2018 – *not available at the meeting*
- b. Regulatory Review Committee Minutes 12-13-
Motion to approve by Councilor Eastman, seconded by Councilor Carmichael.
Vote: 6 - 0

5. Receive and review correspondence and documents

- a. Downeast Transportation Monthly Ridership Report – November 2018
The Mayor noted that this is the monthly report that the Council receives on activity for the one day per week bus and taxi service.

6. Ordinances to Consider/Introduce - None

The Town Manager notified the Council that amendments to Appendix K would be on the next agenda for the first reading.

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

- a. Wilson Hall
The Town Manager included in the packet research by Jim Morrison, a proposal by Don Houghton that was received via email and also in the Enterprise, and a proposal by Larry Wahl that was just received that day to purchase the building.

Councilor Eastman thought it would be good to take another look at it with a committee

Mayor Stewart asked what the time line for the committee would be – as presented it

would be through September 2019

Larry Wahl said he would take questions on his proposal.

Councilor Carmichael asked what time line he is looking for.

Larry Wahl said he would like to know by the next meeting.

The Town Manager explained that the proposal asked for a forgivable loan in the amount of \$65,000. There would have to be conditions on that loan including a term, repayment provisions if the property is sold within that term, as well as information that governed how the money would be distributed.

Councilor Eastman asked if it would be made into apartments.

Larry Wahl stated that after he did the work described a developer may come along.

Councilor Eastman asked if a lender was involved and was told that there is not a lender involved.

Councilor Carmichael said that we can't do anything about what the Council has done in the past; the town is in transition; but a connection with the past is important as well. The Town has not spent much money on Wilson Hall and we need to keep building.

Councilor Eastman asked if there was room for park at the site.

Larry Wahl stated that he had not given any thought to that – but he would be concerned about liability.

Councilor Bissonnette - after looking at Wahl's proposal, isn't this what the council has been looking for - a proposal by someone with a plan to develop the property?

Councilor Stewart – What term would the forgivable loan be if the Council accepts Wahl's proposal?

Town Manager – An agreement would need to be prepared with Larry Wahl which outlines time frame, forgivable loan, and other considerations.

Eastman - CEO says it needs to be condemned Councilor Ormsby – asked if the \$400,000 number he had heard was the cost of stabilizing the building.

Town Manager - this proposal is more than what we were looking to do, but we were not looking at spending \$400,000.

Larry Wahl would plan on starting in March, to be done with the identified work in the

summer.

Councilor Carmichael asked if this proposal would stabilize it.

Mayor Stewart stated that it would take care of all concerns.

Larry Wahl said the tower will be taken down for now and hopefully replaced at some point in the future.

Jim Morrison stated that the proposal to demo the building is \$32,900.

Bruce Clement asked if the loan is forgiven at the end of the term.

Mayor Stewart responded that it would be.

Mike Ormsby stated that a lot of people want to save the building; but a lot of citizens don't want to save building using tax dollars.

Councilor Carmichael said that the town has not spent a lot of money on Wilson Hall.

Jim Morrison stated that the town crew's time had a cost and so did the lawyers' fees when the building was taken in foreclosure.

Councilor Carmichael said we don't have data to back up what amount of money was spent.

Michael Ormsby said that former Economic Development Director Dave Milan spent numerous hours trying to promote the sale of Wilson Hall and that had a cost.

Chris Johnson said that the Council should make sure to be transparent in the process of dealing with Wilson Hall.

Violet Grindle believes that Wilson Hall should be saved. It is a piece of history and the potential is endless.

Motion by Councilor Carmichael, seconded by Councilor Kee to have the Town Manager create a resolve to accept Wahl's proposal to be on the February 14, 2019 agenda. Vote: 5 - 1 (Ormsby)

Jim Morrison asked if the property goes back on the tax rolls and was told that it would.

Judith Gilles - Larry Wahl has proven track record of development and the Council should accept the proposal.

Chris White thinks that the proposal from Wahl is great

Eileen Ormsby said that paying \$1 and giving a loan for \$65,000 makes no sense.

Councilor Carmichael said that we have done this before in order to preserve property and put back on the tax rolls.

Town Manager – The \$65,000 is not just given immediately – it would work like a construction loan.

Mike Ormsby likes Larry Wahl a lot but when he was on council a building in town to be torn down on Federal Street went to Larry but has never been torn down.

Larry Wahl responded that the Federal Street Building was purchased with an eye to restoring it since it goes along with old Oblate property. However, after review, the building will be torn down because it is not worth re-doing.

Judith Gillis – it is on the National Register and is important not just locally but nationally as well.

b. **Goals & Objectives Meeting Date**

The meeting will be on February 21, 2019 at 6:00 p.m. in Council Chambers.

c. **Town Report Dedication – 2018**

Motion by Councilor Bissonnette, seconded by Councilor Carmichael to approve David Keene for 2018 and Kathy Downes for 2019. Vote: 6 - 0

8. Agenda Items

a. **To adopt Resolve #2019-32 to set interest rate for delinquent Sewer Bills for 2018.**

Motion by Councilor Kee, seconded by Councilor Ormsby. Vote: 6 - 0

b. **To adopt Resolve #2019-33 to use Reserve funds to repair Ambulance 1 in the amount of \$5,632.50**

Motion by Councilor Carmichael, seconded by Councilor Eastman. Vote: 6 - 0

c. **To adopt Resolve #2019-34 to use Reserve funds to repair corrosion issues on Engine 1 & Truck 1 in the Fire Department in the amount of \$4,294**

Motion by Councilor Eastman, seconded by Councilor Carmichael. Vote: 6 - 0

9. Resignations, Appointments, Assignments, and Elections

a. **Town Clerk Resignation – April 4, 2019**

Motion by Councilor Bissonnette, seconded by Councilor Carmichael. Vote: 6 - 0

10. Approval of Quit Claims, Discharges, and Deeds

a. **Troy S. Sheehan, Map 52 Lot 20 – 2009, 2010 Tax liens**

Motion by Councilor Carmichael, seconded by Councilor Ormsby. Vote: 6 - 0

- b. Ruth M. Bennett, Map 6 lot 52 – 2017 Tax Lien

Motion by Councilor Ormsby, seconded by Councilor Carmichael. Vote: 6 – 0

- c. (Heirs of) Sally G. Eastman – Map 7 Lot 4 – 2017 Tax Lien

Motion by Councilor Carmichael seconded by Councilor Ormsby. Vote: 6- 0

- d. (Heirs of) Sally G. Eastman – Map 11 Lot 20 – 2017 Tax Lien

Motion by Councilor Ormsby, seconded by Councilor Bissonnette. Vote: 6 - 0

- e. Sandra R. Smith – Map 13 Lot 65 – 2016 Tax Lien

Motion by Councilor Ormsby, seconded by Councilor Carmichael. Vote: 6 - 0

- f. Terry M. Hutchins – Map 33 Lot 38 – 1998 Tax Lien (correction)

Motion by Councilor Ormsby, seconded by Councilor Carmichael. Vote: 6 - 0

11. Town Manager Report

- a. Department Head Reports

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

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

- a. CMP Pole Permit – Route 15/Town Farm

Motion by Councilor Carmichael, seconded by Councilor Ormsby. Vote 6 - 0

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

April McFarland - Community Action Group/Heart & Soul has been obtaining information and organizing education and connecting with other communities about discontinuing single use plastic bags

Charlotte Bridges showed reusable bags that she has been making as alternatives to single use plastic bags.

Rich Rotella - Veterans Memorial is the recipient of the Hannaford donation from the purchase of reusable bags for the month of February.

Asked if the Regulatory Review Committee could discuss a change in the Town Code to change the location of Bucksport from Penobscot to Hancock County.

Nancy Minot thanked Mike & Colleen Gross for organizing the New Year's event.

Jim Morrison said that PERC is ready to take trash for \$75a ton at the gate - MCR/Fiberright is not ready

Carmichael reported on the Bucksport NEXT meeting from Tuesday Night. It was well attended and the next meeting is in April.

Mayor Stewart sees a lot of positive things happening in 2019.

Town Manager reported that April 1st is when Bucksport will start hauling to Fiberright. The Town is currently paying \$70/ton with a \$5 per ton rebate paid quarterly. She also reported that our recycling costs are high due to the poor markets right now but that unlike other communities, the Town was continuing the zero sort recycling.

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

- a. Set date for Regulatory Review Committee re: truck weight limits on local roads - *The meeting will be held at 6:00 p.m. on February. 24th*

15. Adjournment

Motion by Councilor Carmichael, seconded by Councilor Ormsby to adjourn at 8:27 p. m.

Respectfully submitted,

*Kathy L. Downes
Council Secretary*