

**BUCKSPORT TOWN COUNCIL MEETING**  
**7:00 P.M., THURSDAY, FEBRUARY 14, 2019**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**  
*MINUTES*

**1. Call Meeting To Order**

*The meeting was called to order by Mayor Peter Stewart at 7:00 PM.*

**2. Roll Call**

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

**3. Presentation of any Town Council Recognitions - None**

**4. Consider minutes of previous meetings**

a. Town Council Minutes 1-24-19

b. Regulatory Review Committee Minutes 1-24-19

*Motion by Councilor Bissonnette, seconded by Councilor Gauvin to approve both sets of minutes. Vote: 7 - 0*

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

a. Downeast Transportation Monthly Ridership Report – January 2019  
*Mayor Stewart indicated that it is getting plenty of use.*

**6. Ordinances to Consider/Introduce**

a. Amendments to Appendix K – Second Reading

*Jeff Hammond, CEO, summarized the proposed changes. They were related to designation of Resource Protection zones that the State had changed, addressed Industry Development and Industry Development Shoreland Overlay District land use changes; addressed accessibility standards changes; addresses miscellaneous land use and zoning map changes. (Home base businesses); definition changes*

b. First Reading – Amendment to Section 10-402

*The Town Manager explained that the Regulatory Review Committee had met and discussed updating section 10-402. Since that time other elements of Section 10 were also found to be outdated to those will also be reviewed before changes are adopted.*

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

a. Assessment – former mill property

*The Town Manager explained that AIM had filed a request for an abatement of*

*the power generation assets at the site. The Town has anticipated this request. AIM has made significant changes to the assets since they purchased the property and the Town has not had it reappraised since 2015.*

*Assessor Jeff Fitzgerald explained that the abatement being requested would take the value of the asset from \$60 million to \$42 million, and the lost revenue would be approximately \$300,000. AIM has been very agreeable and the Town and the company are working cooperatively to establish an agreed-upon value but the Town needs its own appraisal in order to be able to determine of the assessment that AIM has provided is accurate.*

*The appraiser selected is familiar with the mill site and did the last one in 2015.*

*Motion by Councilor Eastman, seconded by Councilor Gauvin to approve hiring the appraisal firm for a cost not to exceed \$20,000. Vote 7 - 0*

## **8. Agenda Items**

- a. To adopt Resolve #2019-37 to set the Budget Workshop Schedule for 2019.

*Town Manager reviewed the dates, all are on Thursday nights for a total of seven meetings. April 4th & 18th will start at 6:00 p.m. and the rest of the meetings start at 7:00 p.m. as part of the regular Council agendas.*

*Motion by Councilor Eastman, seconded by Councilor Bissonnette to approve. Vote: 7 - 0*

- b. To adopt Resolve #2019-38 to sell Wilson Hall to Larry Wahl on the terms and Conditions Outlined in Rehabilitation Grant Selling Agreement and Quit Claim Deed With Covenants/Recapture Provision

*The Town Manager reported that she has been requested to prepare a resolve in regard to sale of Wilson Hall to Larry Wahl that contained the terms and conditions of the forgivable loan. The documents presented are consistent with the manner in which the Jed Prouty property was done.*

*Motion by Councilor Carmichael, seconded by Councilor Eastman to approve the resolve. Vote 5 - 2 (Stewart/Ormsby opposed)*

*Councilor Carmichael indicated that he had given it a lot of thought. He talked with others and while he respects Mayor Stewart's comments from the last meeting, he feels it is important to talk about the forgivable loan. The loan would be \$65,000, but demolition would cost \$40,000 with no guarantee that a building will be placed back on the tax rolls. This project gives it life, and is an opportunity to keep our history alive. The plan prevents the building from falling down, and after the building is stabilized, and hopefully successful; someone will work to finish additional work. The*

*buyer has an emotional commitment to the project and town – and the time and money, to effect the repairs.*

*Councilor Gauvin asked if anyone else had approached the town recently. The Town Manager responded that she had one individual indicate that if the Town did not accept this proposal he would provide a proposal. The person in question had had previous options on the property.*

*Councilor Ormsby indicated that he totally respected Mr. Wahl, but believed that the Council was moving forward too fast.*

*Councilor Kee - the Town has had it on the market several times with no takers and he feels it makes no sense not to go forward;*

*Councilor Bissonnette – Believes that Wilson Hall has run its course. Mr. Wahl is putting money into building, been in the building, and knows what is ahead. We should put this property in the hands of a local investor and put it back on the tax rolls.*

*Councilor Eastman agrees a lot with what everybody already has said;*

*Councilor Gauvin – noted that the \$65,000 forgivable loan was nearly the same at the - \$40,000 estimated to demolish the building with another \$20,000 for cleanup restoring the lot.*

*Councilor Stewart cited his only concern being that there is a policy in place and it should be followed.*

- c. To adopt Resolve #2019-39 to approve Payment Requisition 30 for the Sewer Treatment Plant Project

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

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

**10. Approval of Quit Claims, Discharges, and Deeds - None**

**11. Town Manager Report**

- a. Department Head Reports

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

*Councilor Carmichael asked about the Verona Landing and whether any improvements could be made. The Town Manager reported that the State had indicated that the cost for any improvements would be*

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

a. Public Hearing – Amendments to Appendix K

No comments were received in the public hearing.

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

*The Senior Resource Committee represented by Pearl Swenson spoke for Brook Minner/Main Street Bucksport and requested to locate 4 benches on Main Street; High Street. RSU 25 students will make benches.*

*Councilors question location, construction type, and how they would be secured. Councilor Stewart expressed concern about accessibility and blocking sidewalks. Mrs. Swenson noted that they would place benches at the Town Office, Rosen's, Bucksport Variety, US Cellular. Councilor Carmichael suggested approving it pending approval by public works.*

*Motion by Councilor Stewart, seconded by Councilor Ormsby to approve and work with Public Works for location and securing the benches. Vote: 7 - 0*

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

*David Weeda gave a progress report on the committee working on reducing plastic. Charlotte Bridges showing bags that she had made that can be put in pockets and discussed that it is becoming a community event, and she is teaching school children to sew.*

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

*Goals & objectives meeting next Thursday, February 21<sup>st</sup>.*

**15. Adjournment**

*Motion by Councilor Kee, seconded by Councilor Carmichael to adjourn at 7:50 p.m. Vote: 7-0*

*Respectfully submitted,*

*Kathy L. Downes  
Council Secretary*