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**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, APRIL 25, 2019  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE  
MINUTES**

**1. Call Meeting To Order**

*Mayor Stewart called the meeting to order at 7:00 p.m.*

**2. Roll Call**

*Councilors Present: Mark Eastman, Paul Bissonnette, David Kee, Peter Stewart, Daniel Ormsby, Paul Gauvin*

*Councilors Absent: Robert Carmichael, Jr.*

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

- a. Service Recognition – Craig Bowden

*Town Manager Lessard and the Town Council thanked retired Fire Chief Craig Bowden for his 39 years of service to the town of Bucksport. The town's Poet Laureate, Pat Ranzoni, also honored Craig with a poem.*

**4. Consider minutes of previous meetings**

- a. Town Council Minutes 3-9-17
- b. Town Council Minutes 3-23-17
- c. Town Council Minutes 3-30-17
- d. Town Council Minutes 4-13-17
- e. Town Council Minutes 5-11-17
- f. Town Council Minutes 4-11-19
- g. Town Council Workshop/Meeting Minutes 4-18-19
- h. Regulatory Review Committee Minutes 4-11-19

*Councilor Gauvin moved and Councilor Ormsby seconded to approve the above listed minutes. **Motion Passed 6-0.***

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

- a. Police Call to Verona – 4-13-19 -- *Noted.*
- b. Downeast Transportation – March Ridership Report -- *Noted.*
- c. Life Flight Thank you -- *Noted.*
- d. Thank you – Kathy Downes -- *Noted.*

**6. Ordinances to Consider/Introduce**

- a. First Reading – Article 4, Weight Limits & Restrictions

*Code Enforcement Officer Jeffrey Hammond addressed the Council in regards to the first reading of Article 4. He explained various updates and corrections to the Weight Limits & Restrictions ordinance.*

b. First Reading – Council Rules Update

*Town Manager Lessard explained various updates to the Council Rules. She stated that one would be adding notification to the media in the event of a special meeting. She also stated that this first reading would require a quorum for all meetings. It would also create a Deputy Council Chair that would be elected annually in case the Chair is absent. She further stated that this update would require unanimous approval of the council in changing the scheduling of an item on the agenda.*

c. First Reading – Proposed Charter Change – Attendance

*Town Manager Lessard explained that this change would state that Councilors who miss more than five meetings can result in the loss of office. This change would require a charter change which would need to be a referendum question on the November ballot.*

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

- a. Regulatory Review Committee Update
- b. Infrastructure Committee Update

*Councilor Bissonnette updated the Council and stated that the Infrastructure Committee met and reviewed a request for an extension on Woodland Heights. The Committee felt that they should seek legal counsel before making any decisions.*

8. **Agenda Items**

- a. To approve Resolve 2019-44 to award the parking lot bid for the Nason Parking Lot

*No action was taken on Resolve 2019-44 as the bids are still being reviewed.*

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

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

11. **Town Manager Report**

*The Town Manager's Report is attached hereto and is made apart of these minutes.*

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

- a. Holding Tank Permit – Gail Creath

*Councilor Gauvin moved and Councilor Eastman seconded to approve the above listed holding tank permit. **Motion Passed 6-0.***

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

*Councilor Kee reminded the Council to take a look at the survey compiled by Heart and Soul that outlines the expectations of residents of Bucksport.*

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

a. Infrastructure

*The Infrastructure Committee will meet on May 9<sup>th</sup> at 6:30 p.m.*

**15. Budget Review**

a. General Government

*Town Manager Lessard explained the proposed budgets for Administration, Municipal Planning, and the Assessors Office. She further explained a change in the custodian salary. Town Manager Lessard is proposing that the town hire a local company to clean the Town Office, Public Safety Building, and Senior Center. She further stated that this would be cheaper than hiring a full-time employee with benefits.*

*Resident Jim Morrison inquired to Town Manager Lessard whether or not the decrease in electrical costs were a result of the new LED Lights or solar panels. Town Manager Lessard stated that the town hasn't had these new features long enough to be able to compile data on their efficiency.*

*Town Manager Lessard explained an increase in the Insurance and Benefits budget. She stated that employee coverage change based on life situations. She further stated that the fire department has added two positions that weren't in last years budget. She explained to the Council that the town has an option to provide the same level of coverage to employees in a different, less costly manner. Mayor Stewart advised Town Manager Lessard that he would like to see the town look into that option. Councilor Gauvin suggested offering an incentive program to employees who switch to their spouses insurance. Town Manager Lessard said that the town could consider this, and further stated that she could put out a survey to employees to see whether or not they would switch.*

*An extensive conversation was held between Ron Russell, a member of the board for Main Street Bucksport, and the Town Council. They are requesting \$20,000 from the town.*

*Leslie Wombacher addressed the Council on behalf of the Bucksport Bay Area Chamber of Commerce. They are requesting \$9,000 from the town.*

*Natalie Arruda addressed the Council and spoke on behalf of the Bucksport Bay Festival appropriation request of \$15,000.*

*Paula Kee addressed the Council on behalf of Wednesday On Main Summer Event Program. They are requesting \$4,000 from the town.*

b. Sewer

*Town Manager Lessard explained to the Council that the Sewer budget uses no tax dollars –*

*it is funded solely by user fees.*

c. Revenues

*Town Manager Lessard explained an increase in the Revenues budget due to increases in revenue sharing from the state and excise taxes. She further stated that there were funds left over in the 2018 year school budget account. It was carried over this year and used to fund part of the school budget account. There is also \$400k in an education fund that was the result of the school consolidation. Town Manager Lessard is proposing using \$100k of that to help offset the school cost for 19-20.*

**16. Executive Session pursuant to MRSA Title 1§405 (6)(A) – Performance Evaluation for the Town Manager**

*Councilor Bissonnette moved and Councilor Gauvin seconded to enter into Executive Session pursuant to MRSA Title 1§405 (6)(A) at 8:40 p.m. **Motion Passed 6-0.***

*Councilor Gauvin moved and Councilor Bissonnette seconded to re-enter into regular session at 9:15 p.m. **Motion Passed 6-0.***

**17. Adjournment**

*Councilor Ormsby moved and Councilor Gauvin seconded to adjourn the meeting at 9:15 p.m. **Motion Passed 6-0.***

Respectfully yours,

A handwritten signature in black ink, appearing to read "Jacob R. Gran". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jacob R. Gran  
Town Clerk/Council Secretary

Minutes approved by the Town Council on: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ Yes    \_\_\_\_\_ No    \_\_\_\_\_ Abstained

**BUCKSPORT TOWN COUNCIL SPECIAL MEETING  
5:00 P.M., THURSDAY, JULY 2, 2015  
TOWN COUNCIL CHAMBER – BUCKSPORT TOWN OFFICE**

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1. Mayor David Keene called meeting to order at 5:00 P.M.
2. Members present: Joseph York, Glenn Findlay, David Keene, Peter Stewart, Paul Gauvin and Bryon Vinton. Member Absent: David Kee
3. Discussion Items
  - a. Consider entering executive session under MRSA Section 405 (6) (A) for consideration and discussion on one (1) year review of the Town Manager

It was motioned by Paul Gauvin, seconded by Peter Stewart, and unanimously voted to go into Executive Session at 5:03 P.M.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to exit from Executive Session at 6:00 P.M.

4. Adjournment

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted that the meeting be adjourned.  
Meeting adjourned at 6:00 P.M.

Respectfully Submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
AND  
PUBLIC HEARINGS  
7:00 P.M., THURSDAY, JULY 9, 2015**

4c

1. Mayor David Keene called meeting to order at 7:00 P.M.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin and Byron Vinton
3. Presentation of any Town Council Recognition
  - a. The Town Council acknowledged David Milan for his twenty plus years of service to the Town of Bucksport as the Economic Development Director and with the Town Police Department as Sergeant.  
Mayor David Keene presented a recognition plaque to Mr. Milan as a token of appreciation for his commitment and service to the citizens of Bucksport.
4. Consider Minutes of Previous Meetings – None
5. Receive and review correspondence and documents – See attached
  - a. The Town Manager presented and discussed correspondence from
    - MRC, Inc. concerning the status of PERC
    - MMA – The applications for equipment and electrical upgrades
    - MRC, Inc. concerning the application and build schedule of Fiberight
    - Department Head reports
6. Public Hearings
  - a. Public Hearing on Fiscal Year 2016 Marina Expense and Revenue Budget
    - The Public Hearing was opened by Mayor Keene
    - No public comment
    - Public Hearing was closed by Mayor Keene
    - There was discussion by David Kee concerning efforts to promote Bucksport by providing volunteers to give village tours to visitors arriving by boat or any other means.
    - Also looking for volunteers to help transport people from Marina and Cruise Ship using RSU 25 Van.
7. New Ordinances to Consider/Introduce – None
8. Discussion Items

- a. Mill update
  - New DEP Permit application is in the Town Office
- b. Wilson Hall Update
  - Contributions continue to come in
- c. Comprehensive Plan Update
  - Survey is in the local paper, plus on the Town Website
- d. Tax Acquired Property Law Changes about Refunds
  - Town Manager indicated that it is permissible to refund citizens, however, there seems to be no policy in place, just past practice to give back any left-over monies once all debt is paid. The Town needs to be careful, especially due to existing foreclosures it could cause increase in local property taxes.
  - Town Manager suggested having a local ordinance on requirements, if and how, to give back remaining funds?
- e. Changeable Sign Ordinance Update
  - Still working on it
- f. Finance Committee Update
  - Will be meeting with First Advisers with regards to investments pertaining to CIP reserve & Maine State Retirement funds.

## 9. Agenda Items

- a. Consider Resolve #R2015-105 Setting Sewer User Rates for Period July 1, 2015 through June 30, 2016.
  - Discussion: Quarterly expenses to Verona and Orland are based on usage on the flow of water-between \$2100 and \$2,573.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R2015-105.

- b. Consider Resolve #R2015-117 to adopt the Marina Budget for the Period July 1, 2015 through June 30, 2016.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve (with amended figures) Resolve #R2015-117.

- c. Consider Resolve #R2015-118 to De-Appropriate Certain Reserve Fund Balances to Undesignated Fund Balances in the General Fund.

It was motioned by Peter Stewart, seconded by David Kee, and voted 6-1 to approve Resolve #R2015-118.

Vote In Favor: Joseph York, Glenn Findlay, David Kee, Peter Stewart, Paul Gauvin, Byron Vinton  
Opposed: David Keene

- d. Consider Resolve #R2015-119 to adopt the Capital Improvement Projects and Funding Sources for the Period July 01, 2015 through June 30, 2016.  
-Discussion: David Milan discussed the Phase II plan of the Industrial Park and the plan to spend \$200,000 from TIF funding.

It was motioned by Peter Stewart, seconded by Glenn Findlay, and voted 6-1 to approve Resolve #R2015-119.

Voted In Favor: Joseph York, Glenn Findlay, David Kee, Peter Stewart, Paul Gauvin and Byron Vinton  
Opposed: David Keene

- e. Consider Resolve #R2015-120 to Approve Payment to Olver Associates Inc. for Professional Services Associated with the Secondary Treatment Plant Upgrade Bidding/Added Funding Assistance/Contract

It was motioned by Byron Vinton, seconded by Peter Stewart, and voted 6-0 to approve Resolve #R2015-120.

Voted In Favor: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Byron Vinton  
Member (Break): Paul Gauvin

- f. Consider Resolve #R2015-121 to Appropriate Funds from Undesignated Fund Balance to pay for Comprehensive Plan Survey and Public Outreach Costs

It was motioned by Peter Stewart, seconded by Byron Vinton, and voted 6-0 to approve Resolve #R2015-121.

Member (Break): Paul Gauvin

- g. (The Council decided to take up an item not on the agenda)

It was motioned by Peter Stewart, seconded by Byron Vinton, and unanimously voted to take up an item not on the agenda

-The Council discussed awarding the Purchase of a Police Cruiser to Yankee Ford. (Resolve #R2015-122-See Attached)

It was motioned by Byron Vinton, seconded by Glenn Findlay, and unanimously voted to approve Resolve #R2015-122.

10. Resignations, Appointments, Assignments, and Elections – None

11. Approval of Quit Claim, Discharges, and Deeds – None

12. Town Managers Report

-Town Manager reported;

-attending a Broadband Summit, Internet Speed, and Fiber Optic discussions.

-The commercial developed with WABI will be starting on air July 11, 2015.

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

It was motioned by Bryon Vinton, seconded by Paul Gauvin and unanimously voted to approve Victualer License for Kathleen M. Findlay, Really Chaotic Productions, d//b/a The Kave.

It was motioned by Byron Vinton, seconded by Glenn Findlay and unanimously voted to approve Miscellaneous License for Kathleen M. Findlay, Really Chaotic Productions, d/b/a The Kave.

It was motioned by Paul Gauvin, seconded by David Kee and unanimously voted to approve Miscellaneous License for Lyndsey Marston, f/b/a BACAS, Bucksport Arts Festival, August 15<sup>th</sup> from 9:00 AM to 4:00 PM Waterfront Walkway.

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

-Byron Vinton discussed how the current budget was balanced. This included not funding the CIP budget. It is best not to raise taxes next year. He suggested a committee be formed (including the public) to make suggestions on where we need to go. The Council should think about it and it can be discussed at the next Council meeting.

-Joseph York agreed. We need to bring more people into the Town and keep them here.

-David Kee: We should place one person from the general public on the Economic Development Council

-Town Manager suggested that the Economic Development Council could include a couple of Councilors, Business Owners, and general public each?

-David Keene: I would like to work with the current economic development director (David Milan) and perhaps we could convince him to stay.

15. Upcoming Public Hearings Designation of Topics for Committee Assignment and Scheduling of Committee Meeting – None

16. Agenda Items Requiring Executive Sessions

- a. Executive Session Pursuant to Title 1 MRSA § 405 6.a.1: Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:  
An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated

It was motioned by Peter Stewart, seconded by Byron Vinton, and unanimously voted to move into Executive Session at 8:45 P.M.

It was motioned by Peter Stewart, seconded by Byron Vinton and unanimously voted to exit Executive Session at 9:45 P.M.

17. Adjournment

- a. It was motioned by Byron Vinton, seconded by Peter Stewart, and unanimously voted to adjourn the meeting.  
The meeting was adjourned at 9:45 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, JULY 30, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

4d

**MINUTES**

1. The meeting was called to order at 7:00 P.M. by Mayor David Keene
2. Members Present: Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin, Byron Vinton  
Member Absent: Joseph York
3. Presentation of any Town Council Recognition – None
4. Consider Minutes of Previous Meetings – None
5. Receive and Review Correspondence and Documents

Economic Development

-The Chairman asked Mark Eastman to address the Council about The Maine Downtown initiative. Mark Eastman explained how the Downtown group functioned, as well as pointed out Bucksport has been a dues paying member for some time. He urged the Town to hire a full time Development Director or Coordinator to help with Downtown Revitalization.

-Peter Stewart suggested looking into variable options with regards to what Mark Eastman is discussing.

-Councilman Kee and Vinton both agreed with Mark Eastman's proposal and comments.

-The Council discussed a time frame for this. Mark Eastman thought the Council should discuss commitment within a month.

-Mayor Keene expressed concern with the need for a full time Finance Director to deal with the important day to day functions.

-Paul Gauvin agreed with Mayor Keene

-David Kee agreed there needs to be a Finance Director

-Peter Stewart would like to promote the exploration of Downtown Revitalization

-Don Houghton reminded the Council of the previous Finance Director position and the possibility of the hiring information still being in the records. He felt both positions should be advertised separately.

-David Keene indicated that it is very important to deal with the Finance position and if the Town is careful, then we might be able to fill both.

-Byron Vinton felt the revitalization of Downtown is extremely important and it may be important to do both.

-Town Manager indicated that the Finance Director's position was cut when I came as a cost containment. The downtown development director is a good idea, but it is not needed full time.

- a. Olver Associates  
-Weekly Construction Summary on Wastewater Treatment Plant Upgrade. See attached Summary update.
  - b. MRC-Fiberight  
-Newsletter from Fiberight and MRC file permit application with DEP for new processing facility. See attached newsletter
  - c. Downeast Transportation  
-Update on Bucksport Shuttle Riders and Taxi service.
  - d. Mill Permit  
-Town Manager noted the request from the Mill for project review and any questions should be directed to DEP Project Manager, Jim Beyer. See attached copy
  - e. Bucksport Next  
-Town Manager indicated the results are in for the first Bucksport NEXT Public Opinion Poll, plus noting new Bucksport NEXT logo. See attached copy
  - f. Comprehensive Plan  
-Town Manager noting work on the plan is ongoing.
6. Public Hearings – None
7. New Ordinances to Consider/Introduce
- a. Introducing the Following Ordinance, “Shall an ordinance be introduced entitled, “Amendment to the Bucksport Town Code, Appendix H Sign Ordinance”
- It was motioned by Byron Vinton, seconded by Paul Gauvin, and unanimously voted to approve the “Amendment to the Bucksport Town Code, Appendix H Sign Ordinance”

8. Discussion Items

Discussion with Karl Austin (65 Main Street) concerning Right of Way access  
-Karl Austin is concerned with the Town of Bucksport plans concerning the right of way adjoining his property at 65 Main Street. He discussed his verbal agreement with Roger Raymond concerning the access to the former Nason property by automobile. Karl Austin discussed his former issues with the basement filling with water after the DOT had changed the Main Street elevation. He also discussed his expenses through the years and his concerns for the safety and security of his property.  
The Council understood his concern and the installation of a fence is proposed

- a. Mill Update

-Already discussed above under item #5

- b. Wilson Hall – None
- c. Comprehensive Plan Update
  - Already reviewed above under item #5
- d. Changeable Sign Ordinance
  - To be discussed at a later date and time
- e. Cancellation of August 27, 2015, Council Meeting
  - Conflict with Town Manager’s Annual MTCMA Conference
  - The Council could hold the meeting on August 13<sup>th</sup> or 20<sup>th</sup> if necessary.
- f. Approve Voting on Ballot for MMA Vice President and Executive Committee
  - The Council agreed to support the Town Manager to vote on the ballot
- g. Nason Property
  - already discussed above under item #5.

9. Agenda Items

- a. Consider Resolve #R-2016-01 Continuing Investment Services with The First and Making Additional Investments

It was motioned by Paul Gauvin, seconded by Byron Vinton and unanimously voted to approve Resolve #R-2016-01

- b. Consider Resolve #R-2016-02 Authorizing the Investment of Proceeds from Maine State Retirement Funds with The First

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to table Resolve #R-2016-02 until the exact money numbers are obtained from the State of Maine.

10. Resignations, Appointments, Assignments, and Elections – None

11. Approval of Quit Claims, Discharges, and Deeds – None

12. Town Manager Report

- a. The Town Manager reported he has already interviewed four or five candidates for the posted Downtown Development Position

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

- a. Public Hearing for : Shall an Ordinance be introduced entitled, "Amendment to the Bucksport Town Code, Appendix H Sign Ordinance

It was motioned by Peter Stewart, seconded by David Kee, and unanimously voted to approve holding a public hearing at the next scheduled Council meeting.

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to approve Victualer License for Laurie Seekins, d/b/a Waterworld II.

It was motioned by Peter Stewart, seconded by Bryon Vinton and unanimously voted to approve Victualer License for Charles Ransom, d/b/a T-Bone's Smokin' BBQ.

Hold Public Hearing on Brook Ewing Minner, f/b/o The Alamo Theatre and Jin Ming Chen, d/b/a Ming's Garden for renewal of fulltime Liquor Licenses. Close Public Hearing and act on Licenses.

It was motioned by Byron Vinton, seconded by Paul Gauvin and unanimously voted to approve renewal of fulltime Liquor License for Brook Ewing Minner, f/b/o The Alamo Theatre.

It was motioned by Byron Vinton, seconded by Paul Gauvin and unanimously voted to approve renewal of fulltime Liquor License for Jin Ming Chen, d/b/a Ming's Garden.

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

- a. Sign Sewer Commitment  
-Council Members signed quarterly Sewer Commitment.
- b. Citizen Paul Rabs asked if the newly planned demolition of the AIM treatment plant needed a revision to the license, and if the April 1, 2016 date would offer some tax advantages.  
Taxes are assessed as of April 1<sup>st</sup> of any given year; no license revision is needed at this time.
- c. Citizen Frank Dunbar discussed the need to remove vegetation along the river side of Main Street behind and between Sawyer's Auto and Lewis and Malm Architects.
- d. Town Manager Goodine discussed the renting of space to vendors along the waterfront during the months of June, July, August, and September.

- e. Town Manager Goodine discussed the issue of citizens with private wells, and how they are being charged for use of the Town sewer system. He suggested installing meters at these locations to measure sewer usage which might provide a more accurate record.

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

- a. Assigning and Setting Meeting for Discussion of Whether to Make a Tax Acquired Property Refund of Excess Proceeds Policy
- b. Assigning or Creating an Ad Hoc Committee for Reviewing Future Service Delivery and Budget Impacts – Public Suggestions welcomed

The Finance Committee will meet on August 13, 2015 at 5:00 P.M. at the Town Office Conference Room

The Ordinance Committee will meet on August 13, 2015 at 6:00 P.M.

The Streets and Roads Committee, Appointments Committee, and Economic Development Committee will set meeting times at the next scheduled Council meeting.

16. Agenda Items Requiring Executive Sessions

- a. Executive Session Pursuant to Title 1 MRSA § 405 6.F. F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute

It was motioned by Byron Vinton, seconded by Paul Gauvin, and unanimously voted to move the meeting into Executive Session at 8:45P.M.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to move out of Executive Session at 8:56 P.M.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to deny the request discussed in the Executive Session.

17. Adjournment

- a. It was motioned by Peter Stewart, seconded by Paul Gauvin, and voted unanimously to adjourn the meeting.  
The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL SPECIAL MEETING  
5:30 P.M., TUESDAY, AUGUST 11, 2015  
CONFERENCE ROOM – BUCKSPORT TOWN OFFICE**

4e

1. Mayor David Keene called meeting to order at 5:30 P.M.
2. Members present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin and Byron Vinton.
3. Discussion Items

- a. Consider entering into executive session pursuant to MRSA Section 405 (6) (A) in reference to a personnel matter

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to go into Executive Session at 5:31 P.M.

It was motioned by Paul Gauvin, seconded by Peter Stewart and unanimously voted to exit from Executive Session at 6:45 P.M.

4. Adjournment

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted that the meeting be adjourned.

Meeting adjourned at 6:45 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, AUGUST 13, 2015  
TOWN COUNCIL CHAMBERBUCKSPORT TOWN OFFICE**

4f

1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin, Byron Vinton
3. Presentation of any Town Council Recognitions – None
4. Consider minutes of previous meetings - None
5. Receive and Review Correspondence and Documents
  - a. Bucksport Chamber Letter
    - Letter from Bucksport Chamber acknowledging the success of 2015 Bucksport Bay Festival and extended a heart-felt thank you for the continued commitment to making this event so successful.
  - b. Two Rivers Realty
    - Received memo from Two Rivers Realty recapping the listings for the Main Street Property; also noting there has been no serious interest but will continue strong efforts to find a capable and qualified buyer.
  - c. Transfer Station
    - Noted Transfer Station monthly report
  - d. Senior Center
    - Senior Center Director, Sue Ann Craig gave her monthly report
  - e. Police Department Report
    - Chief Geagan presented the board with the new Police Department mission statement and core values. These guidelines will help the force provide the citizens with the best service possible
    - Councilor Stewart congratulated the Chief. This is a great job, and demonstrates how to do business.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to take up an item not on the agenda.

It was motioned by Peter Stewart, seconded by Byron Vinton, and unanimously voted to approve and adopt the Police Department mission statement along with new Core Values

- f. Citizen Jessie Bidol (67 Elm Street) sent letter to Town Manager concerning Native American Penobscot River verses Verso Mill Claim. This item will be put on the next Town Council meeting agenda.
6. Public Hearings – None
  7. New Ordinances to Consider/Introduce – None
  8. Discussion Items
    - a. Mill Update
      - Jeff McGlin, AIM Manager asked to come before the Council in a future meeting to discuss Stage 4 of the mill site construction.
    - b. Wilson Hall update
      - Work continues to clean out debris at the site.
    - c. Maine Water Update
      - Rick Knowlton (Maine Water) is invited to speak at the September meeting. The Mill response plan may be discussed. The issue of who is keeping logs, as well as who is managing records at the Alamoosook and Toddy ponds may need to be discussed. The management of the entire water rights system including logs at the mill site and power plants should be looked at. Citizen Christopher Johnson (1153 River Road) was invited to speak about his concerns with the Silver Lake water supply. Mr. Johnson informed the Council he felt someone needed to start monitoring the water quality. He reminded the Council that Maine Water doesn't have the water rights, but that someone should be monitoring the lake quality. Mr. Johnson recommended the Town Manager and Council form a task force with the Public Works director to start the investigation of monitoring Silver Lake so as to get a base line for future studies. He also urged the Council to start a dialogue with the various lake associations associated with the water rights issue.
    - d. Report from the Finance Committee on Creation of Ad Hoc Committee for reviewing Future Service Delivery and Budget Impacts.
      - Byron Vinton spoke of the need to get citizen input on the budget process. Byron hoped to get a “suggestions” list to present to the Council and then have it referred to the Finance Committee. Perhaps an ad could be put in the paper for a meeting, or use the website to get more citizen involvement. The goal is to get more than the usual active citizens involved in the process.
    - e. Report from the Ordinance Committee on Tax Acquired Property Excess Proceeds
      - As a result of a new state law relating to tax acquired properties and excess proceeds, Ordinance Committee recommended to the Council to send the report to the Code Enforcement Officer and instruct him to draw up a draft ordinance.

- f. Broadway Extension Project  
-Town Manager received a letter from John Wardwell expressing his desire and willingness to be a co-applicant with the Town of Bucksport for any and all permits required for the construction of a public roadway and any utilities which may be associated therewith over the 66' wide strip of land known as Broadway Street Extension and in a similar course, onto property that Mr. Wardwell owns immediately to the east of Broadway Street Extension.
- g. Forklift Purchase and Transfer Station Reserve Additional Allocation needed for Project

It was motioned by Byron Vinton, seconded by Glenn Findlay and unanimously voted to take up an item not on the agenda to consider Resolve #R2016-06 to approve the purchase of a forklift.

It was motioned by Peter Stewart, seconded by Glenn Findlay and voted to approve Resolve #R2016-06.

Vote: 5 - 2

Voted In Favor: Glenn Findlay, David Kee, David Keene, Peter Stewart and Byron Vinton

Opposed: Joseph York and Paul Gauvin

#### 9. Agenda Items

- a. Consider Resolve #R2016-02 Authorizing Investment of Proceeds from Maine State Retirement Funds with The First

After discussion the Council decided to seek more information

- b. Consider Resolve #R2016-03 to Approve an Ordinance entitled, "Amendment to the Bucksport Town Code, Appendix H Sign Ordinance

Since there was no official public notice posted, thus no notice of a public hearing available, this Resolve #R-2016-03 was tabled until August 27, 2015 Town Council meeting..

- c. Consider Resolve # R2016-04 to Award the Paving Bid

Duane Nadeau discussed the fact the tonnage used reflects the budget. There is a pavement plan for all the town roads (except the Town Farm). The parking lot pavement budget comes from the Reserved Account for Miles Lane (\$25,000).

The bids are divided into four areas:

- Binder
- Cut Joint Line
- Surface Overlay

Hand Placed (pavement by vendor)

It was motioned by Paul Gauvin, seconded by Glenn Findlay, and unanimously voted to approve Resolve #R2016-04.

- d. Consider Resolve #R2016-05 to Approve a 2016 Capital Project and Authorize the Waste Oil Furnace Project for the Public Works Garage to Dirigo Waste Oil LLC.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and voted to approve Resolve #R2016-05.

Vote: 6 - 1

Voted In Favor: Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin and Byron Vinton.

Opposed: Joseph York

10. Resignations, Appointments, Assignments, and Elections

- a. Appointments to Economic Development Committees  
-Tabled

11. Approval of Quit Claims, Discharges, and Deeds – None

12. Town Manager Report

- a. Yellow School House  
-Bids noting specifications for foundation work is due September 1, 2015.
- b. Solid Waste (secondary treatment) Construction  
– Town Manager gave a brief update on the weekly construction summary noting the monthly construction meeting on August 11<sup>th</sup> at the project site. Town Manager indicated very few problems with blasting and showing pictures of the site.
- c. Land Use Ordinance  
-Town Manager briefly reviewed proposed changes and will forward these proposed changes to the Ordinance Committee for review.
- d. Heritage Park  
-Sign- is down and needs to be replaced or repaired. Town Manager will put this on the Town Council agenda for the next meeting to discuss fixing the damaged sign.
- e. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits

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

The Town Council will hold a public hearing on the Sign Ordinance at the August 27, 2015 Council Meeting.

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

-State of Maine, Department of Conservation made note of the Public Boat landing on Jacob Buck Pond.

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

- a. Meeting of Streets and Roads Committee regarding Nason Property – September 10, 2015 at 6:45 P.M.
- b. Ordinance Committee Meeting – September 10, 2015 at 6:00 P.M.
- c. Appointments Committee Meeting – September 10, 2015 at 6:30 P.M.

**16. Agenda Items Requiring Executive Sessions**

- a. Executive Session Pursuant to Title 1 MRSA § 405 6.F. F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute
- b. Executive Session Pursuant to Title 1 MRSA § 405 6.a.1: Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions: An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated.

It was motioned by Byron Vinton, seconded by Paul Gauvin and unanimously voted to move into Executive Session at 8:20 P.M.

It was motioned by Byron Vinton, seconded by Paul Gauvin and unanimously voted to exit Executive Session at 9:10 P.M.

It was motioned by Byron Vinton, seconded by Paul Gauvin unanimously voted to deny a Property Abatement, but to set up a payment plan.

The Executive Session pertaining to item B was tabled until September 2015 Council Meeting.

It was motioned by Byron Vinton, seconded Paul Gauvin and unanimously voted to approve the advertising of a Finance Director in the Bangor Daily News, Town Website and Maine Municipal site.

17. Adjournment

- a. It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted that the meeting be adjourned.  
Meeting adjourned at 9:30 P.M.

Respectfully Submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL SPECIAL MEETING  
7:00 P.M., TUESDAY, AUGUST 18, 2015  
TOWN COUNCIL CHAMBERS-BUCKSPORT TOWN OFFICE**

49

**MINUTES**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart and Paul Gauvin
3. Discussion Items
  - a. Consider entering into executive session pursuant to MRSA Section 405 (6) (A) in reference to a personnel matter

It was motioned by Peter Stewart, seconded by Paul Gauvin and voted to move into Executive Session at 7:01 P.M.

Vote: 5 - 1

Voted In Favor: Glenn Findlay, David Kee, David Keene, Peter Stewart and Paul Gauvin.

Opposed: Joseph York

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to exit Executive Session at 7:10 P.M..

4. Discussion Items
  - a. A discussion was held to activate Section 3, subsection 2 of the Town Manager's contract.

-Citizen Byron Vinton addressed the Council about the associated votes held in the meeting. Mr. Vinton commented on his resignation from the Council after the meeting of August 13, 2015. He stated his refusal to associate his name with this meeting's agenda. He quoted and referenced Margaret Chase Smith. Mr. Vinton also stated that one Council person was responsible for leading other Councilors in this activity and that person should be ashamed of himself.

-Citizen Eric Bowden stated he wanted to be informed as to why the Town Manager was being let go. He felt the action was premature, since the public didn't know what the grounds for the dismissal were used. Mr. Bowden reminded the Council of the turnovers of recent Town Managers and said they should step carefully with their actions.

-Citizen Scott Fernald wanted to know why the Council held this meeting at an earlier hour. The early time was inconvenient. While he surmised the Council must have reasons, the citizens need to know. He felt the citizens expect the

Council to keep them informed.

-Councilor David Kee addressed Mr. Vinton's assertions. He felt there was no "bull ring through the nose" issue, and the Council had followed the correct procedure of using the option in the Town Manager's contract to terminate without cause. A majority of the Council had agreed to vote to activate the clause, terminating the Town Manager's contract.

It was motioned by Peter Stewart, seconded by Paul Gauvin and voted to approve the action to activate Section 3 subsection B in the Town Manager's contract and terminate Derik Goodine as Town Manager for the Town of Bucksport

Vote: 4 – 2

Vote In Favor: David Kee, David Keene, Peter Stewart, Paul Gauvin

Opposed: Joseph York and Glenn Findlay

5. Adjournment

- a. It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to adjourn the meeting.  
The meeting adjourned at 7:20 P.M.

Respectfully Submitted,

Kathy L. Downes  
Council Secretary

4h

**BUCKSPORT TOWN COUNCIL SPECIAL MEETING  
6:00 P.M., WEDNESDAY, AUGUST 19, 2015  
TOWN COUNCIL CHAMBERS-BUCKSPORT TOWN OFFICE**

- 1) Meeting was called to order at 6:00 P.M. by Mayor David Keene
- 2) Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart and Paul Gauvin
- 3) Discussion Items
  - a) Consider entering into executive session pursuant to MRSA Section 405 (6) (A) in reference to a personnel matter

It was motioned by Paul Gauvin, seconded by Peter Stewart, and voted to move into executive session at 6:01 P.M.

Vote: 5 - 1

Vote In Favor: Glenn Findlay, David Kee, David Keene, Peter Stewart and Paul Gauvin

Opposed: Joseph York

It was motioned by Paul Gauvin, seconded by Peter Stewart and unanimously voted to move out of executive session at 6:20 P.M.

- 4) Discussion Items
  - a) It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to approve the contracting of Eaton and Peabody to hire an interim Town Manager.
    - Appointment Committee Meeting on August 27<sup>th</sup>, 2015 at 6:45 P.M.
    - Streets and Roads Committee Meeting on August 27<sup>th</sup>, 2015 at 6:15 P.M.
    - Ordinance Committee Meeting on September 09, 2015 at 6:00 P.M.
  - b) Items to add to Future Council Agenda
    - Discussion of Council Vacancy at the August 27, 2015, 7:00 P.M. Council meeting.

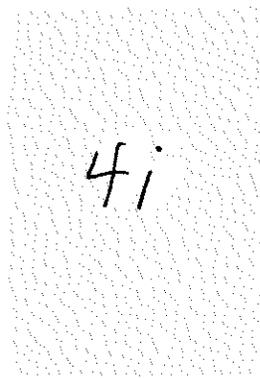
5) Adjournment

- a) It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to adjourn the meeting.  
The meeting adjourned at 6:45 P.M.

Respectfully Submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
AND PUBLIC HEARING  
7:00 P.M., THURSDAY, AUGUST 27, 2015**



**MINUTES**

1. The meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, David Kee, David Keene, Peter Stewart, Paul Gauvin  
Member Absent: Glenn Findlay

On a non-agenda item Mayor Keene introduced Susan Lessard as the acting Town Manager. Mayor Keene discussed Ms. Lessard's experience as a Town Manager as well as her scheduled hours, and welcomed her to the Town of Bucksport.

3. Presentation of any Town Council Recognition – None
4. Consider minutes of previous meetings – None
5. Receive and review correspondence and documents
  - a. Letter from citizen Nancy See – see attached
    - After some discussion, Town Manager Lessard suggested the letter be referred to the Economic Development Committee.
    - Councilor David Kee also requested copies be made and sent to all the Economic Development Committee members before the next scheduled meeting on September 11, 2015, along with extra copies for the public.
  - b. July 2015 report from Downeast Transportation, Inc.
    - See attached report for monthly ridership in July
  - c. Weekly Construction Summary from Olver Associates, Inc. regarding Wastewater Treatment Plant Upgrade
    - Attached is the weekly construction summary report. Also, the monthly meetings are held the first Wednesday of every month.
  - d. Time Warner Cable franchise fee due to the Town of Bucksport in the amount of \$22, 704.97
    - The Town Manager explained this money is a result of the 5% franchise fee on each cable subscriber. The total amount of \$22,704.97 is for the months of January to June 2015.
  - e. MMA Workers Compensation Fund and Property and Casualty Pool Dividend Payment to the Town of Bucksport in the amount of \$8,748.
    - The Town Manager explained this is an annual dividend check provided by Maine Municipal Association as a result of its good loss experience and loss

prevention programs.

6. Public Hearings

- a. An ordinance entitled “Amendment to the Bucksport Town Code, Appendix H Sign Ordinance”, such ordinance being for the purpose of adding definitions and regulations for changeable signs.
  - Councilor Peter Stewart requested CEO Jeff Hammond to explain the details of this change.
  - Jeff Hammond explained that most of the change adds clarification. The use of electronic signs is not prohibited. The State of Maine standards are more restrictive than the Town of Bucksport, but the State does allow Towns to set their own standards. A check with David Goodwin at the DOT showed he was in agreement with the concept

7. New Ordinances to Consider/Introduce – None

8. Discussion Items

- a. Report from Streets and Roads Committee
  - Discussion about Nason Property; the recommendation is to place a temporary barrier up along the chain link fence to prohibit traffic from the alley. The Town should not relinquish the right of way. There was a general agreement from the Council to follow this recommendation.
- b. Presentation from Mark Pierce, “Paper Talk” Magazine
  - Mr Pierce explained the agreement is to provide the Town Office with 200 magazines in exchange for the publishing fee. The fee is usually \$900 and the money is taken from TIF funds. This is the 37<sup>th</sup> year of publishing and the support requested is the same as last year.

It was motioned by Paul Gauvin, seconded by Peter Stewart and unanimously voted to take up an item not on the agenda.

It was motioned by Paul Gauvin, seconded by David Keene and unanimously voted to allocate \$900 from the TIF funds to support the publishing and distribution of at least 200 copies of Paper Talks to the Town Office.

- c. AIM Demolition Permit application for Council review
  - Jeff McGlin (AIM) reviewed the State permit status now being reviewed by the DEP. He believes the review could be done in one to two weeks. Jeff’s request with the Town is to expedite the local review process so when the State review is approved, the local approval will already be in place. AIM also is contracting with the Denovo Corporation for the demolition. AIM also will have a performance bond with the demolition company. AIM does not anticipate holding a performance bond with the Town of Bucksport. Key demolition points

include the removal of all concrete down to within four inches of the slab. The slab will not be removed. The current storm water drains will be removed and a new system will be installed. U drains will be used to replace the old drains. The sound and dust limits will be well under required standards.

-Redevelopment visions are available and various interests are contacting AIM.

-Timeline: AIM plans to have demolition completed by the fall of 2016. There could be up to 35 employees hired during the peak of demolition.

-Councilor Peter Stewart asked if soil would be tested from under the cement slab, and what would happen to the next owner of the site.

-Jeff McGlin discussed the proposed drain plan and how each drain would be unique in design and construction.

-Councilor Joseph York asked about the water quality at Silver Lake. Mr. McGlin restated the plan to follow the Verso lake policy.

-Mayor Keene inquired as to what AIM is looking for at this meeting.

-Jeff McGlin was looking for a steam lined process and approval on all Town concerns. The permit for utilizing the landfill for demolition placement, was also discussed.

-Citizen Scott Fernald commented that it is possible to do soil testing under the slab from the side and not having to drill down from the top.

-Citizen Eugene Morton asked what would happen to the water rights.

-Jeff McGlin stated they would remain the same.

-Citizen Don Houghton asked about who would hold the performance bond.

-Town Manager Susan Lessard discussed how the phase one and phase two environmental studies could reassure the community of the condition of the mill lot, as well as inform potential developers of the risk in their investment.

-John Paul LaLonde asked questions about the DEP process and what the Town could do to augment it.

-Jeff McGlin said the Town Ordinance did not mention the need to hold a performance bond with the Town, and the bond could be held between the contractors.

-The Council took no action of the AIM request for a local permit and decided to wait on the State DEP findings.

d. Discussion regarding Ad Hoc Advisory Group for Reviewing Future Service Delivery and Budget Impacts

-Councilor David Kee discussed the need to have additional efforts for citizen involvement to review the budget needs. The proposal would be for a group and not a committee.

Mayor David Keene doesn't feel the Ad Hoc process is advantageous because of the desire to cut without proper review.

Councilor David Kee discussed the need to review combining services with other municipalities.

Councilor Paul Gauvin agrees with Mayor Keene. What is needed is coming up with ideas on how to grow the Town. Ideas should be sent to the Economic Development Committee.

- e. Discussion on Appendix B Council Rules, Section 20 Preserve Order; Decide all Questions of Order, (A)  
-Councilor David Kee discussed a “housekeeping matter”. The concern is how the Council is perceived to be run. He would like the Council members to raise their hand when requesting recognition to speak. After informal discussion among the Council, no action was taken.
- f. Report from Finance Committee with recommendation from proceeds received from Maine State Retirement System (MRS)  
-Tabled for further review.

9. Agenda Items

- a. Consider Resolve #R-2016-02 Authorizing the Investment of Proceeds from Maine State Retirement Funds with the First

It was motioned by Paul Gauvin, seconded by Peter Stewart, and unanimously voted to table Resolve #R2016-02.

- b. Consider Resolve #R2016-03 to Approve an ordinance entitled, “Amendment to Bucksport Town Code, Appendix H Sign Ordinance”

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve (with further changes to come) Resolve #R2016-03.

- c. Consider Resolve #R2016-07 to Approve Payment to Olver Associates Inc. for Professional Services with the Secondary Treatment Plant Upgrade/Rural Development funding/contractor schedule/material submittals/site inspection.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R2016-07

10. Resignations, Appointments, Assignments, and Elections

- a. Appointments to the Economic Development Committee  
-Councilor David Kee reported the Appointments Committee recommended the following appointments:
  - Rich Rotella
  - Daphne Eyerer
  - Ron Russell
  - John Paul LaLonde

It was motioned by David Kee, seconded by Paul Gauvin, and unanimously voted to approve the listed appointees to the Economic Development Committee.

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

12. Town Manager Report

Budget: The 2014/2015 budget year was \$10,000 out of balance. The error has been found and adjusted. An expense line was listed as \$12,700, while \$2,700 was listed as surplus.

Department heads have done a great job with the budget

Department contracts for fiscal 2015/2016 have not been signed yet.

The Council will hold a recognition for Sean Geagan's 25 years of service at the next meeting

13. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits – None

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

- a. Citizen Paul Rabs shared his ideas on Town fiscal policy. See attachment.
- b. Citizen Christopher Johnson updated the Council on his concerns with Silver Lake water quality. Christopher spoke with Maine Water Company about testing and they agreed to start testing the water on the pretreatment side of the system. He also urged the Council to reach out to the various groups in the area, as well as AIM, and the Town of Orland.

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

- a. CEO Jeff Hammond spoke of the deadline to take advantage of funds for the Center of the Universe program. The Waterfront Committee would need to meet and decide to draw down from the account to make it remain active. He is also collecting quotes on four benches and four planters.

The Waterfront Committee scheduled their next meeting for September 9<sup>th</sup>, 2015 @ 5:30 P.M.

16. Agenda Items Requiring Executive Sessions – None

17. Adjournment

It was motioned by Paul Gauvin, seconded by Peter Stewart, and unanimously voted that the meeting be adjourned.

The meeting was adjourned at 8:50 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

4j

**BUCKSPORT TOWN COUNCIL MEETING**  
**7:00 P.M., THURSDAY SEPTEMBER 10, 2015**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Paul Gauvin  
Member Absent: Peter Stewart
3. Presentation of any Town Council Recognition – None
4. Consider minutes of previous meetings – None
5. Receive and review correspondence and document
  - a. Bucksport Bay Healthy Communities Program 9/28 & 10/05  
-Town Manager Lessard provided a summary of program and promotional material of two events sponsored by the BBHC. See Attachment
  - b. Proposal for Bucksport Town Park – Paula Kee  
-This item was tabled.
  - c. Weekly Construction Summary from Olver Associates, Inc. regarding Wastewater Treatment Plant Upgrade  
-Town Manager Sue Lessard informed the Council the project was slightly behind schedule, but should be back on schedule next week.
6. Public Hearings – None
7. New Ordinances to Consider/Introduce
  - a. Proposed Zoning Change recommended by Planning Board 8-18-2015  
-CEO Jeff Hammond indicated a citizen is requesting a change on a McDonald Street property from Village District to Rural District.  
-CEO Jeff Hammond reviewed the proposed zone change and along with the Planning Board recommend considering the proposed zone change.
8. Discussion Items
  - a. Update from Representative Richard Campbell re: State of Maine Information  
-The “sudden and severe” law impact was discussed. There were two bills before the legislature. This is a very complex issue. The law was changed to redefine the affected period of assessment from three years to one year. The legislative

process was very extensive. The taxes were too high and over the last twenty years the towns had tried to get the value down.

-Town Manager Lessard stated the Town Assessor had done a good job and the estimates were on target.

-The Gold Star Mothers are working with the Wreaths Across America group.

b. Bucksport Next:

-Citizen George MacLeod spoke as a member of the Comprehensive Plan Committee and explained the philosophy of the Bucksport Next efforts. The goals are to increase knowledge, share opinions, and keep lines of communication open.

It was motioned by David Kee, seconded by Paul Gauvin, and unanimously voted to approve the above Bucksport Next concept.

c. Discussion regarding purpose of Economic Ad Hoc group as an advisory group to the Economic Development Committee

-There was general discussion concerning looking at smart spending, and limit the number of members on Economic Ad Hoc group. This group would assist the Economic Development Committee.

d. AIM Demolition Permit Application – Update and next steps

-Town Manager Susan Lessard reviewed the options available to the Town such as; require a bond or letter of credit; and require additional environmental studies. The State has not issued the Waste Discharge Permit.

-The Town Council does not plan to issue any permits until the State has completed their permitting.

-Jeff McGlin provided a summary of progress with the demolition.

AIM will work to providing a bond with the Town of Bucksport, as well as with the demolition contractor. The anticipated timeline is thirty days to get the process going into full operation. The next step is to have AIM's attorneys meet with the Town attorney and complete the bonding process. There is a plan for water discharge from the site in place with the permitting.

-David Kee requested to view the permit.

e. Finance Director Hiring Process

-Town Manager suggested to delay the hiring of a Finance Director up to a month

-The Economic Development Committee has voted (9-0) to recommend hiring an Economic Development Director.

-Citizen Scott Fernald asked if it was known what the criteria were for the hiring process.

-Citizen Ed Ranzoni urge the Council to concentrate on the former paper mill site. Ed asked if anyone knew if AIM has anyone interested in the site yet

-Citizen Paul Rabs urged the Council to collaborate with the AIM efforts.

-Citizen Byron Vinton urged to Council to remember that two “Professionals” have recommended the hiring and they should listen and act on these recommendations.

-Citizen James Morrison addressed the Council and asked them to hire both a Finance Director and Economic Development Director.

-Citizen Michael Ormsby asked Town Manager Susan Lessard if the Town of Hampden had a Finance Director. She responded, Yes.

-Citizen John Paul Lalonde agreed that it is important to hire an Economic Development Director, but to make sure there is a good job description. Councilor David Kee also sees the need to hire an Economic Development Director.

-Mayor David Keene and Councilor Paul Gauvin stated the need to put a hiring Committee together. It was decided to appoint the Town Manager, Town Clerk, Councilor Peter Stewart, and Councilor David Kee to the Committee.

- f. Report from Finance Committee with recommendation from proceeds received from Maine State Retirement System (MRS)
  - Will review at a future Council meeting
  
- g. Report from Waterfront Committee re: Center of Known Universe Project
  - CEO Jeff Hammond review the brief history of this project. Former Economic Development Director David Milan was the initial manager, and Jeff Hammond is now the project manager. There was discussion about the need to meet spending deadlines and what materials to put in the location. He will meet with landscaping contractors to see what can be done to improve the location at a reduced cost. Also, six panels for signs will be purchased. This has to be done by September 25, 2015 to keep the account active, and not lose the remainder of the money.
  - Citizen Byron Vinton addressed the Council with information about the effect of the salt water environment on the location. Contractors should check the soil before planting.
  
- h. Maine Water Company Representative Rick Knowlton – Update on current water status
  - Rick Knowlton has received a number of calls about Silver Lake and the water resources. Rick assured the Council there is plenty of water in Silver Lake, and the viability of the lake system is good. Maine Water has full legal rights to draw water from Silver Lake. He met with Jeff McGlin (AIM) and reported AIM is aware of Maine Water’s deeded water rights. The changes in the lake levels are a result of very dry summer weather. The lake may change but it will take a long time before any major changes are evident. There are testing groups available such as the Maine Lakes Society, and Maine Water tests its processed water consistently. Silver Lake is a terrific asset and resource. Maine Water is paying attention and sees no reason to raise alarms.
  - Councilor David Kee reported concerns from the Alamoosook and Toddy Pond Lake Associations. The lake levels and management were of greatest concern.

- Citizen Christopher Johnson urged the Council to monitor the water quality in Silver Lake. He believed the Silver Lake listed flush rate of .93 wasn't accurate before the mill closed. He also urged the Council to set up a task force to review the lake quality and reach out to the surrounding towns and lake associations.
- Citizen Scott Fernald asked if there are higher levels of calcium chloride in the Toddy and Silver Lake waters.
- Rick Knowlton said yes.

9. Agenda Items

- a. To Designate Voting Delegate for Maine Municipal Association Annual Meeting 10-7-15.  
-Town Manager Sue Lessard reviewed this item, but no decision was made.
- b. Consider Resolve #R2016-08 To Approve Award of the 2015-16 Salt Bid – Public Works Director Recommendation

It was motioned by Paul Gauvin, seconded by Glenn Findlay and voted to approve Resolve #R2016-08.

Vote: 4 - 1

Voted In Favor: David Kee, Glenn Findlay, David Keene and Paul Gauvin.

Opposed: Joseph York

- c. Consider Resolve #R2016-09 to Authorize Approval of 2015-2016 Public Works Contract

It was motioned by Paul Gauvin, seconded by Glenn Findlay, and unanimously voted to approve Resolve #R2016-09

- d. Consider Resolve #R2016-10 To Authorize Approval of 2015-2016 Fire Department Contract

It was motioned by Glenn Findlay, seconded by Paul Gauvin and unanimously voted to approve Resolve #R2016-10

- e. Consider Resolve #R2016-11 To Authorize Approval of 2015-2016 Police Department Contract

It was motioned by Paul Gauvin, seconded by Glenn Findlay and unanimously voted to approve Resolve #2016-11

- f. Consider Resolve #R2016-12 To Authorize Approval of Expenditure for signage for Center of the Known Universe Project

It was motioned by Paul Gauvin, seconded by Glenn Findlay, and unanimously voted to approve Resolve #R2016-12

10. Resignations, Appointments, Assignments, and Elections – None

11. Approval of Quit Claims, Discharges, and Deeds – None

12. Town Manager Report

-Town Manager gave an update to the Council on the status of activities and projects since the last Council meeting as well as to provide information related to upcoming activities and events. See attachment

Department Head Monthly Reports

-Department Head Monthly Reports are attached. Council members have any questions or concerns, see Department Heads.

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

It was motioned by Paul Gauvin, seconded by Glenn Findlay, and unanimously voted to approve Katy Libby, f/b/o Spectacular Events for a wedding to be held at the Arey Center in North Bucksport.

14. Discussion of Items not on the agenda for Council and Public

- a. Councilor David Kee reviewed the Arts related programs that have been presented this summer. The list includes the Bay Festival, Wednesdays on Main Street, Guns and Hoses, and activities at the Middle School Auditorium. The estimated attendance for all events is at least 6,500. The Bucksport promotion magazine was also mentioned. Volunteers are needed to help distribute.
- b. Scott Fernald asked about the use of Calcium Chloride on the roads and its effects on equipment. Would a mixture of sand and salt be better? The citizen also believes the use of salt deteriorates the road quicker.

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

- a. The Council discussed filling the current Council vacancy for the two month period. Frank Dunbar was nominated to fill the last two months of the vacant seat and the nomination will be presented at the next meeting.
- b. Ordinance Committee

Ordinance Committee meeting will be held October 24, 2015 at 6:30 P.M. to discuss proposed zoning map changes

16. Agenda Items Requiring Executive Sessions -- None

17. Adjournment

It was motioned by Glenn Findlay, seconded by Paul Gauvin and unanimously voted that the meeting be adjourned.  
Meeting adjourned at 9 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, SEPTEMBER 24, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

4 K

**MINUTES**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin
3. Presentation of any Town Council Recognitions – None
4. Consider Minutes of previous meetings – None
5. Receive and review correspondence and document
  - a. Downeast Transportation, Inc.- Bucksport Shuttle Riders August 2015  
-Monthly shuttle riders summary sheets attached.
  - b. Weekly Construction Summary from Olver Associates, Inc. regarding Wastewater Treatment Plant Upgrade 9-11-2015  
-Town Manager Susan Lessard commented that the project is moving right along, and the reports would continue every two weeks.
6. Public Hearings – None
7. New Ordinances to Consider/Introduce – None
8. Discussion Items
  - a. Economic Development Director Process update  
-Town Manager indicated five Candidates have been selected. Two were interviewed by Skype, two were interviewed at the Town Office and one candidate withdrew the application.
  - b. School Payment Reduction – 2015-16 Fiscal year  
-Town Manager reported of the extraordinary steps taken by the RSU with their budgets. See attached summary sheet.
  - c. Status Update – Sign at Industrial Park  
-David Milan, EDD indicated that the sign needs either repair or replacement. David requested bids and Linwood Bridges bid \$4200 for repair or \$6700-\$7000 for replacement. Whatever is decided, the sign should last many years. The recommendation is to put the project to competitive bids.

- d. Waterfront lighting design – Council input
  - Jeff Hammond, CEO stated the project is to place a light at the “Center of the Universe” location on the waterfront. The installation is estimated to be \$3000.

9. Agenda Items

- a. To Approve Local Road Assistance Funding from MDOT for 2015-16 in the amount of \$62,436.
- b.
  - It was motioned by David Kee, seconded by Paul Gauvin, and unanimously voted to approve the local assistance funding from MDOT in the amount of \$62,436.
- c. Stephen Grant – Three Ring binder concept discussion.
  - There was a Connect Maine Meeting held in May. The current connection speeds in Bucksport are listed as Tier 3, which is not very fast. The State standard speed is 10 meg upload and 10 meg download. If Bucksport were to upgrade it would be in phases. Phase 1 would be Main Street, from the old mill location to Route 46 Industrial Park. Phase 2 would be the village from Main Street to Broadway. Phase 3 would be the remainder of the Town, and might involve wi-fi for delivery.
  - The main consideration would be how to finance this change. One method might be to develop Phase RFPs.
  - Citizen Paul Rabs noted that as on page 44, two of the rings would be in the town. In one town in Virginia the first phase encompassed 90% of the town. – Councilor David Kee noted the downtown phase could help bring business to the town. The plan is not complicated and contractors can be flexible.
  - Councilor Peter Stewart suggested having a meeting with the Town Manager and the Council.
- d. Naming of Frank Dunbar to fill Council vacancy until November election. – Tabled.
- e. (Item not on the Agenda)
  - It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to take up an item not on the agenda.
  - It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve \$1,152.00 for the Decoration Committee.

10. Resignations, Appointments, Assignments, and Elections

- a. Approval of Quit Claims, Discharges, and Deeds. Approve Quit Claim Deeds for Sewer and Real Estate Discharges.
  - Sewer – Richard Hewitt, Michael Cuskelly, Jane Cirillo, Tax – Eric Bemis

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve the Quit Claim Deeds for Richard Hewitt, Jane Cirillo, and Eric Bemis. The Council did not have the relevant material for Michael Cuskelly, thus no quit claim was performed.

11. Town Manager Report

-Town Manager's Report of September 24, 2015 is attached and part of the Council minutes record.

12. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits- None

13. Discussion of Items not on the Agenda

- a. Citizen Scott Fernald requested the road repair records over the last five years. He is concerned with the amount of salt being used on road and causing deterioration.
- b. Citizen Mark Eastman discussed the success of the pop up stores at Christmas and the need to be more integrated with the cruise ship schedule at the Town dock. He would like to move forward with the coordination of these events. The Council expressed support for his efforts.

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

- a. AIM Demolition Permit Application – Schedule Special Workshop
  - Temporary Town Manager, Sue Lessard discussed the issue of bonding, and the possibility of requiring environmental testing
  - There will be a Town Council/AIM workshop scheduled for Wednesday October 7, 2015 at 7:00 P.M., Town Council Chambers.
  - Councilor David Kee discussed that the environmental review might include items that the state DEP doesn't regulate. Perhaps the Town might need to hire an environmental engineer to help.
  - Town Manager indicated that the demolition permit allows the Council the discretion to provide information and get testing done with the possibility of grant money helping the process.
- b. Schedule Appointments Committee to consider Comprehensive Plan Appointments

Comprehensive Plan Chairman Jef Fitzgerald will send a list to the Appointments

Committee of members to be considered for the Comprehensive Plan.

The Appointments Committee will meet Thursday October 8, 2015 at 6:30 P.M.  
at the Town Office conference room.

15. Agenda Item requiring Executive Sessions - None

16. Adjournment

- a. It was motioned by David Kee, seconded by Peter Stewart, and unanimously voted to adjourn the meeting.  
Meeting adjourned at 9:16 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, OCTOBER 7, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

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**MINUTES**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene
2. Members Present: Joseph York, David Kee, David Keene, Peter Stewart, Paul Gauvin  
Member Absent: Glenn Findlay
3. Discussion of AIM Demolition Permit Requirements That Are Subject To Council Approval
  - a. Town Manager Susan Lessard discussed the two elements that applied by AIM
    - The performance bond is 110% of the cost of the demolition
  
    - AIM agreed to additional environmental testing. In phase one the Town would apply for grant funding with the Hancock County Planning Commission. In phase two, further testing could be done.
  
    - Procedure would involve the Code Enforcement Officer signing and issuing the local permit with possible other considerations. Once all the questions are resolved the permit is issued and the process is done.
  
    - The question of defining “satisfactory completion” was also discussed. The CEO read a paragraph of a letter sent to Jeff McGlin of AIM, further defining what “satisfactory completion” involves.
  
    - A determination of satisfactory completion of your proposed demolition and site restoration would be made when all structures slated for demolition haven been taken down to the ground, all salvaged material and waste is removed from the property, all exposed holes and abrupt elevation changes in the slabs are filled and graded, all disturbed soils are stabilized, any environmental contaminants exposed during demolition are properly of, all discontinued utilities are properly disconnected and terminated, and storm water management and waste discharge structures are in compliance with DEP requirements. Also, satisfactory completion will require removal of concrete slabs unless such requirement is fully or partially waived by the Town, in accordance with bond terms that have yet to be established.
  
    - Another point to clarify is when completion is expected. You stated that you expect the proposed demolition will be completed in 12 to 14 months. Barring any unavoidable delays, I think it would be reasonable to assess whether or not

the above grade demolition has been completed satisfactorily 14 months from the date of the permit, unless demolition is completed sooner.

-The disposition of the slabs was discussed. With the planned removal schedule of 14 -16 months, the window could extend out to 5 years.

-Citizen Byron Vinton addressed the Council about the possibility of obtaining a second or third estimate on the demolition Costs. Could this be required of the AIM Company, or would this be something the Town should do to protect itself from a cost overrun. Would another estimate assure the original estimate is correct?

-Town Manager Susan Lessard stated the Council requires a bond of 110% which covers the contract cost as well as an extra 10% built in. She doesn't know if the Town has a legal right to require this.

-Citizen James Morrison asked if environmental records existed

-Citizen Mark Styles thought the environmental records only go so far back. The site may be left with too much pollution from activities done years ago. Even if the Federal Government provided money, it still may not be enough to protect the town.

-Town Manager Susan Lessard stated the purpose of testing is to find contaminants and find where and what testing may reveal. There are Brownfield funds available for testing. The testing gives the Town and Company what it needs to find grant money to help with the cleanup. There are Grants available and she is confident whatever is found, the Town will get through it.

#### 4. Adjournment

It was motioned by Peter Stewart, second by Paul Gauvin, and unanimously voted that the meeting be adjourned.

Meeting adjourned at 7:40 P.M.

Respectfully submitted,

Kathy L Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, OCTOBER 8, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

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**MINUTES**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart and Paul Gauvin.
  - 9a – Agenda Item – Naming of Frank Dunbar to fill Council vacancy until November Election
    - Town Clerk administered the oath of office to Frank Dunbar. Mr Dunbar joined the Bucksport Town Council.
3. Presentation of any Town Council Recognitions – None
4. Consider minutes of previous meetings – None
5. Receive and review correspondence and document – None
6. Public Hearings – None
7. New Ordinances to Consider/Introduce – None
8. Discussion Items
  - a. Economic Development Director Process Update – Town Manager
    - The preferred Economic Development Director candidate has withdrawn the application. Interviews will be set up to re-interview two of the remaining candidates.
  - b. Highway Maintenance/road conditions – Town Manager
    - The records of past years have been reviewed. The amount of product needed on the roads for winter maintenance varies with the amount of winter events. This is a major factor in the cost fluctuations.
    - Other cost factors include use of granite based sand that wears out equipment faster.
    - Road maintenance schedules have been curtailed in recent years with the rise of paving cost. With 50 miles of local roads, the average has been two (2) miles of repaved roads a year. Although generally, Bucksport's roads are in good condition, the lower funding level has resulted in deterioration. However, the concern that the Bucksport roads are not as good as before may be valid, due to decrease funding and severe winters within the last two years.

- c. Update on establishment of Trust for Maine State Retirement Funds – Auditor Information – Town Manager
  - The Council has looked at establishing a Trust Account
  - Investing in the First National Bank will allow funds to grow over time – the entire cost of the employee share would come from these funds
  - Why should Bucksport start a Trust fund?
  - The auditors do not recommend a trust fund.
  - The Town should move forward with First National Bank, but not in a trust account. Invest normally as the trust account would mean more reporting, fees, and would constrain the Town.

9. Agenda Items

- a. Naming of Frank Dunbar to fill Council vacancy until November election
  - Item take up under Item 2, Roll Call.
- b. Appointments Committee recommendation for Comprehensive Plan Committee Appointments

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to approve the recommendations of the Appointments Committee to appoint seventeen (17) members to the Comprehensive Plan Committee.

- c. Approve Resolve #2016-02 Authorizing Investments of Proceeds From Maine State Retirement Funds with the First

It was motioned by Peter Stewart, seconded by David Kee, and unanimously voted to approve Resolve #2016-02 as amended (eliminate the wording exhaustible trust in the last paragraph), to invest proceeds from the Maine State Retirement Funds with the First.

- d. Approve Resolve #2016-14 To Approve Olver Associates Engineering Services August 2015 bill for project administration, inspection, and testing for Secondary Treatment Upgrade

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #2016-14 to pay bill for Olver Associates August 2015 Engineering Services.

- e. Approve Resolve #R2016-15 to utilize \$2400 from Police Equipment Reserve for a transmission replacement in the 2010 Police Cruiser.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R2016-15 to utilize \$2400 from the Police Equipment Reserve for a transmission replacement in the 2010 Police Cruiser.

- f. Approve Resolve # R 2016-16 to utilize up to \$10,000 for the replacement of the transmission in the 1993 Aerial Truck from the Fire Equipment Reserve.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R 2016-16 to utilize up to \$10,000 for the replacement of the transmission in the 1993 Aerial Truck from the Fire Equipment Reserve.

- g. Approve Resolve #R 2016-18 Authorizing the write-off of uncollectible ambulance charges covering a period from 2013-2014,

It was motioned by Paul Gauvin, seconded by David Keene, and unanimously voted to approve Resolve #R 2016-18 Authorizing the write-off of uncollectible ambulance charges covering a period from 2013-2014.

#### 10. Resignations, Appointments, Assignments, and Elections

- a. Sign Municipal Notice of Election for November 3, 2015 Election

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to sign the Municipal Notice of Election for November 3, 2015 Election.

- b. Appoint Election Warden for November 3, 2015 Election

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to appoint Kathy L. Downes to be the Election Warden for the November 3, 2015 Election

#### 11. Approval of Quit Claims, Discharges, and Deeds – None

#### 12. Town Manager Report

- a. Department Head Monthly Reports  
Any question on the attached Department Heads monthly reports, see the respective Department Head.
- b. Manager's Report  
Manager's report is attached as part of the Council minutes.

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

- a. Application from the Bucksport Bay Area Chamber of Commerce for Ghostport represented by Leslie Wombacher, Chamber Director
  - The police have been alerted and have informally approved the scheduling of the coffin race on Main Street during certain afternoon hours.
  - Citizen Paul Rabs asked if Dead River or Webber Energy had been alerted for

the possibility of rerouting.

It was motioned by Frank Dunbar, seconded by Paul Gauvin and unanimously voted to approve a miscellaneous license for Leslie Wombacher, f/b/o Bucksport Bay Area Chamber of Commerce, for Ghostport.

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

- a. Citizen Scott Fernald addressed the Council on the condition and winter treatment of roads in the rural area. The treatment used on the roads is accelerating the deterioration, plus the build-up of sand is causing elevation problems on the edges of the roads.

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

- a. Schedule Finance Committee meeting to discuss action related to Tax Acquired Property

-

The Finance Committee will meet October 29, 2015 at 6:30 P.M.

- b. Schedule Council Workshop to discuss possible implementation of Orton Foundation Heart and Soul Program in Bucksport

-The Town Manager discussed the Heart and Soul Program. The use of the program for economic development, and the fact that it is primarily driven by the people in the community. The workshop will include current Council members, as well as citizens now running for Council positions.

-Councilor David Kee said it would be helpful to have people from Heart and Soul Towns present at the Workshop to present their successes to the group.

-The meeting was scheduled for October 22, 2015. The program is now in operation in Biddeford and Gardiner.

-Citizen John Paul LaLonde said it would be great to explore it more, because it involves town participation, with developed plans, and mission statements. -

Citizen Leslie Wombacher stated the Bucksport Bay Area Chamber of Commerce was one hundred per cent behind the project, because it gives you a step by step process to obtain a future vision.

Councilor David Kee said great ideas have started with just two people. Mike Hurley, in Belfast might be a great resource to listen to.

16. Agenda Items Requiring Executive Sessions

To enter Executive Session pursuant to MRS A Title 1 §405 (6)(E) to discuss information from Town Attorney in reference to Tax Increment Financing agreements

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to move into Executive Session at 8:10 P.M.

It was motioned by Paul Gauvin, seconded by Peter Stewart and unanimously voted to exit Executive Session at 8:50 P.M.

17. Adjournment

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted that the meeting be adjourned.

Meeting adjourned at 8:50 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M. THURSDAY, OCTOBER 29, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

**MINUTES**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Paul Gauvin, Frank Dunbar
3. Presentation of any Town Council Recognitions –
  - Police Chief Sean Geagan - 26 Years of Service
  - Police Chief Sean Geagan was recognized for his 26 Years of Service to the Town of Bucksport.
  
  - Mayor David Keene congratulated Chief Geagan for his service.
4. Consider minutes of previous meetings – None
5. Receive and Review Correspondence and document – None
  - Citizen Pearl Swenson representing the Senior Resource Committee spoke to the Council about a meeting with Alpha One of Portland on November 02, 2015 from 5:30 to 7:30 P.M. at the Bucksport Regional Health Center. The topic will be the American Disabilities Act. The meeting is co-sponsored by the Bucksport Bay Healthy Communities Coalition. The Alpha One contact number is 1-800-640-7200. The public is invited.
6. Public Hearings – None
7. New Ordinances to Consider/Introduce
  - CEO Jeff Hammond addressed the Council about the proposed changes to Appendix K and the Shoreland Zoning Amendment Change in the commercial district. The proposals represent minor changes. The changes would allow smaller projects to be reviewed by the CEO. The table on land use would change to not allow residential use on Main Street from School to Mechanic Street. Also proposed are the changes of zones in the Map 3, Lot 4 area from Village District to Rural District.
8. Discussion Items
  - a. Heart and Soul Program Meeting Update – Town Manager
    - Town Manager discussed the meeting of October 26, 2015. She reviewed the benefits of the four part program. It is an 18 to 24 month program. It is bottom up development and has been successful in other communities. The Orton

Foundation offers technical assistance. The facilitator would be Jane LeFleur from Friends of Mid Coast Maine.

- b. Alley to Nason Property
  - Citizen Carl Austin addressed the Council and reported the “problem has been solved”. He said he recognized the validity of the parking ticket and was happy with the outcome of the proposed plan. Part of the fence has been removed for traffic to come through from Central Street.
- c. Main Street Bucksport – Pop-Up Shop Program 2015 – Brook Minner
  - Brook Minner Executive Director of Northeast Historic Films addressed the Council. She reported a volunteer planning committee of five people planning various events over the next year starting with the Holiday Pop-Up Shops. The budget is \$8500 which includes TV ads, rentals, and brochures. They are requesting \$6500 for this year, of which \$5000 is budgeted for television commercial time. The campaign will run over a six week period starting the Saturday after Thanksgiving and running through Christmas. They are planning on 15 vendors and 3 other businesses to get involved. Other media services will be involved in the promotion.
  - Councilor David Kee stated he believes this is a very positive program.
- d. Council AIM Demolition Permit Items Update – Town Manager
  - Town Manager Lessard has talked with Jef McGlin of AIM about setting a schedule time for meeting. The proposed meeting is for November 12, 2015. AIM has received its State Site Location and Waste Discharge Permit and is waiting for the Town’s Permit.

## 9. Agenda Items

- a. Approve Resolve #R2016-17 Authorizing participation in the Heart and Soul program as outlined by the Orton Foundation

It was motioned by Paul Gauvin, seconded by Peter Stewart, and unanimously voted to approve Resolve #R2016-17 authorizing participation in the Heart and Soul program.
- b. Approve Resolve #R2016-19 Authorizing payment of Requisition #2 of the Sewer Treatment Plan Upgrade Project

It was motioned by Paul Gauvin, seconded by Peter Stewart, and unanimously voted to approve Resolve #R2016-19 authorizing payment of the Sewer Treatment Plan Upgrade Project.
- c. Approve Resolve #R2016-20 Authorizing expenditure of \$6,500 for the 2016 Main Street Pop-Up Shops Program.

It was motioned by Frank Dunbar, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R2016-20 authorizing expenditure of \$6500 for the 2106 Main Street Pop-Up Shops Program.

- d. Transfer Station Storage Buildings Bids – recommendation of Public Works Director to reject all bids.

- Town Manager noted that the capital improvement plan had allocated \$55,000, but the recommendation is not to proceed with a new building. The matter will be referred to the solid waste committee. Town Manager discussed the recycling market and the possibility of moving to a zero sort program.

- Citizen Scott Fernald asked if a cost comparison had been done.

- Town Manager answered: Yes

- e. Approve Resolve #R2016-21 to commit third quarter sewer billing for 2015.

It was motioned by Paul Gauvin, seconded by David Kee and unanimously voted to approve Resolve #R2016-21, as amended (change “7% per annum”, to, “established by the Council”) to commit third quarter sewer billing for 2015.

- f. Approve Resolve #R2016-22 to put tax acquired property out for public sale- Finance Committee Recommendation

- Town Manager highlighted the following statistics

1. There are twenty four properties in foreclosure
2. The oldest lien is from 2011
3. Some property owners cannot be located
4. Some land owners cannot be located
5. Some building owners cannot be located
6. There are approximately \$62,000 in un-collectables

- The Town Manager would contact property owners to see if there is a way to work with the Town. It is not fair for taxpayers who pay to carry the burden for those who don't. She would like to start with a personal visit.

It was motioned by Glenn Findlay, seconded by Paul Gauvin, and unanimously voted to table Resolve #R2016-22 until the Town Manager reports back to the Council on her success of her collection efforts.

10. Resignations, Appointments, Assignments, and Elections – None
11. Approval of Quit Claims, Discharges, and Deeds – None
12. Town Manger Report – See attachment
13. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits

It was motioned by Paul Gauvin, seconded by Frank Dunbar, and unanimously voted to approve Victual License for Richard Sibley Lenfest, d/b/a Ducktrap Valley Maple Farms. (2015 Holiday Season Pop-up Store @ 74 Main Street)

- a. Proposed Zoning Amendment to Appendix K and Shoreland Zoning Map – Introduction for public hearing on November 12, 2015.

It was motioned by Glenn Findlay, seconded by Paul Gauvin and unanimously voted to a hearing on November 12, 2015 for a proposed zoning amendment to Appendix K and the Shoreland Zoning Map.

14. Discussion of items, Not on the Agenda for Council and Public

-Councilor Peter Stewart recommended the Town purchase an audio recorder to record Committee meetings.

-Citizen Scott Fernald provided the Council with information on snow (crashes) accidents.

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

The Solid Waste Committee will meet on November 12, 2015 at 6 P.M.

The Finance Committee will meet on November 5, 2015 at 5 P.M.

16. Agenda Items Requiring Executive Sessions – None

17. Adjournment

It was motioned by David Kee, seconded by Glenn Findlay and unanimously voted to adjourn the meeting.

The meeting adjourned at 8:20 P.M.

Respectfully submitted,  
Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL  
7:00 P.M., MONDAY NOVEMBER 16, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

**MINUTES**

Swore-in incoming Councilor Robert Carmichael to complete an unexpired term.

1. Meeting was called to order at 7:05 P.M. by Mayor David Keene.
2. Members Present: Joseph York, David Kee, David Keene, Peter Stewart, Paul Gauvin and Robert Carmichael, Jr. Members Absent: Glenn Findlay
3. Presentation of any Town Council Recognitions – None
4. Consider minutes of previous meetings – None
5. Receive and review correspondence and document
  - a. Central Maine Power Pole Permit – Route 1  
-Notice from CMP for Utility location of Pole Permit on Route 1 has been submitted to MDOT
  - b. Chamber of Commerce Thank You letter  
-Thank you letter from Chamber of Commerce for being a “Ghostport” supporter.
6. Public Hearings
  - a. Conduct Public Hearing on Proposed Zoning Amendment to Appendix K and Shoreland Zoning Map
    - i. CEO Jeff Hammond presented the proposed changes. There are 16 minor updates and minor corrections. Several of the changes are definition changes required by the DEP.  
-Councilor David Kee indicated more time is needed to review this information and suggested this should be tabled until the December meeting.  
-Councilor Joseph York feels the Economic Development Committee needs more time to review.  
-Citizen Jane Cirello owns property at 82 Main Street and was not aware of the changes and restrictions. The effort is to make more commercial space, but all the rules and regulations are too strict. Sees the need to become friendlier, less restrictive.

-Citizen Scott Fernald indicated that he lives out of town and asked, what does the Town benefit for making these changes?

-Citizen Jim Morrison feels some of the wording on the changes is very vague.

-Citizen Bob Hoffmann indicated the change affecting Main Street property owners needs more study. He agrees with Councilor David Kee that the issue should be tabled until the December Council meeting for further review.

-Citizen Elisha Pierson lives at 100 US Route 1 noting the change would make her property commercial and that would not work, since she is selling her property as a multi-family structure. She believes the change should only be in the Main Street area.

-Councilor Peter Stewart asked; should the downtown be commercial or residential. He agrees with Councilor David Kee to table this discussion for further review.

-Mayor David Keene said the issue was that 50% of the street level should be commercial, not residential with adequate off street parking.

-CEO Jeff Hammond noted that currently the code is for 1 parking spot per unit.

-Citizen Jane Cirello sees no confusion. She needs renters. The Town is giving me no choice. She should be able to rent to anyone, whether it is commercial or residential.

-CEO Jeff Hammond said dealing with the DEP is too restrictive. They will not bend on these issues.

-Citizen Michael Jacques said he has to jump through hoops every time he has remodeled. These are not positive changes. The Comprehensive Plan is the issue, and the DEP goes along with it.

-Citizen Scott Fernald: He received a large sewer bill. Why did the Town have to agree to build a new larger sewer plant?

-Citizen Bruce Clement asked which side of the Russell Hill road is the South-side?

-CEO Hammond: The existing trailer park is legally OK. There is no proposed change to that location. The Planning Board has reviewed the changes over the last year, and there have been many hearings.

-Citizen Robert Hoffmann noted as to the 50% rule, why are there proposed changes to eliminate any apartments?

-Councilor Robert Carmichael said he doesn't have the full background on this. The comments are well put, and the market will decide. These changes need to be further reviewed.

-Mayor David Keene sees the need to go back to the Planning Board in the process of doing the Comprehensive Plan. We should step back and get more input from the Planning Board and Comprehensive Plan Committee.

-Councilor Paul Gauvin said we should send letters to the property owners of the meetings being held.

Councilor David Kee said, nobody wants zoning, but this needs further study.

Mayor David Keene feels the Economy has changed, and this could have an effect on the Main Street properties.

- b. Act on Public Hearing related to Zoning Amendment to Appendix K & Shoreland Zoning Map

It was motioned by David Kee, seconded by Paul Gauvin and unanimously voted to send the proposed changes back to the Planning Board, with an amendment to discuss the Downtown District with the Comprehensive Plan Committee and to send letters of notice to the Commercial owners on Main Street when meetings are held.

7. New Ordinances to Consider/Introduce – None

8. Discussion Items

- a. AIM Demolition Permit
  - Town Manager reviewed the performance bond agreement noting the conditions and amount.
- b. Heritage Park Capital Improvement Project- Finance Committee Recommendation
  - Town Manager indicated that up to \$200,000 is available for CIP for one or two projects. TIF funds would be used for this project:
    - 1,000 foot roadway with eight lots are approved
    - Broadway/Park Street Extension project is currently not permitted and has to go through the Planning Board
    - It is recommended that Heritage Park/Business Park be sent to the Finance Committee for further review.
- c. Chamber Building Roof repair – Finance Committee Recommendation
  - Town Manager indicated the Chamber Building is a Town owned building. The back side of roof needs to be repaired, and funding will come out of reserve account.
- d. Municipal Building – Security Items – Town Manager
  - Town Manager indicated that all Town owned public building should have cameras at the entrance. We have none. The back door of the municipal office should be locked so there is only one entrance.
  - Citizen Chris Johnson urged the Council to consider the security of the staff

and also consider a direct alarm to the Police Department.

9. Agenda Items

- a. Approve Resolve #R2016-23 to support the hiring of the Community and Economic Development Director as recommended by the Town Manager.

It was motioned by Paul Gauvin, seconded by David Kee and unanimously voted to approve Resolve #R2016-23 to support the hiring of a Community and Economic Development Director as recommended by the Town Manager.

- b. Approve Resolve #R2016-24 Authorizing payment of Requisition #3 of the Sewer Treatment Plant Upgrade Project.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R2016-24 authorizing payment of Requisition #3 of the Sewer Treatment Plant Upgrade Project.

- c. Approve Resolve #R2016-25 Authorizing the use of Sewer Reserve Funds and miscellaneous revenues received from the Towns of Orland and Verona in the total amount of \$555,000 to fund the Construction in Process amounts accrued for the secondary Sewer Treatment Facility.

It was motioned by Paul Gauvin, seconded by Robert Carmichael, Jr., and unanimously voted to approve Resolve #R2016-25 authorizing the use of Sewer Reserve Funds and miscellaneous revenues received from the Towns of Orland and Verona in the total amount of \$555,000 to fund the Construction in Process amounts accrued for the secondary Sewer Treatment Facility.

- d. Approve Resolve #R2016-26 to approve the expenditure of up to \$200,000 in the budgeted Capital Improvement funds for the construction of 1000 feet of roadway in Heritage Park by the Highway Crew in order to create 8 new saleable lots.

It was motioned by David Kee, seconded by Robert Carmichael, Jr. and unanimously voted to approve Resolve #R2016-26 approving the expenditure of up to \$200,000 in the budgeted Capital Improvement funds for the construction of 1000 feet of roadway in Heritage Park by the Highway Crew in order to create 8 new saleable lots.

- e. Approve Resolve #R2016-21 to commit third quarter sewer billing for 2015 (additional information received relative to interest rate charged for delinquent bills).

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to approve Resolve #R2016-21 to commit third quarter sewer billing for

2015 (additional information received relative to interest rate charged for delinquent bills)

- f. Approve Resolve #R2016-27 to set Bond and Environmental Testing requirements for the AIM Demolition Permit.

It was motioned by Peter Stewart, seconded by Paul Gauvin, and unanimously voted to set the Bond and Environmental Testing requirements (\$3,990,600) for the AIM Demolition Permit.

- g. Approve Resolve #R2016-28 to Use funds from Chamber Reserve for repair of Chamber of Commerce Building Roof.

It was motioned by Peter Stewart, seconded by Robert Carmichael Jr., and voted unanimously to approve Resolve #R2016-28 to use funds from the Chamber Reserve for repair of the Chamber of Commerce Building Roof.

- h. Municipal Review Committee Board of Directors Election Ballot – choose candidate for Board of Directors

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted to cast the ballot for Karen Fussell of Brewer to the Municipal Review Committee Board of Directors.

10. Resignations, Appointments, Assignments, and Elections – None

11. Approval of Quit Claims, Discharges, and Deeds

- a. Jillian Beth Merrill – 42 Pond Street, Bucksport, ME (Map 30 Lot 58)

It was motioned by Paul Gauvin, seconded by Robert Carmichael, Jr. and unanimously voted to approve the quit claim deed on the property at 42 Pond Street, Jillian Beth Merrill.

12. Town Manager Report

- a. Department Head Reports
  - Any questions or concerns with Department Head reports, should be directed to the respective department head.

-Town Manager's report is attached and part of the council minutes.

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

It was motioned by Paul Gauvin, seconded by David Kee to approve the issuance of a miscellaneous license for the Bucksport Arts Festival in August of 2016.

14. Discussion of Items not on the Agenda for Council and Public

- a. Citizen Richard Bowden, representing the local American Legion, addressed the Council about the method for assessing the Town sewer rates. He feels the increase will severely affect the operation of the American Legion. The Council will address this issue soon.
- b. Citizen Linda Plourde asked the Council if a subcommittee had been formed to address concerns about the public water systems and lakes in the Bucksport area.
- c. CEO Jeff Hammond reported on his progress at Wilson Hall
  - Since starting in June, he has stabilized all three stories
  - Debris has been cleaned out
  - Testing for asbestos amounts to \$991.00
  - Material costs are \$1500
  - Disposal costs will be approximately \$1000
  - The roof may need a tarp to cover it over the winter

It was motioned by Paul Gauvin, seconded by Robert Carmichael Jr. and unanimously voted to take up an item not on the agenda.

It was motioned by Paul Gauvin, seconded by Robert Carmichael, and voted to approve the use of \$991.00, taken from undesignated funds account, for asbestos removal at Wilson Hall.

Vote 4 - 2

Members approve: Joseph York, Paul Gauvin, Robert Carmichael Jr. and David Keene

Members opposed: Peter Stewart, David Kee

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

- a. Schedule Finance Committee meeting to discuss Sewer Budget and Fees, audit questions.
  - The Finance Committee meeting December 10, 2015 at 5:30 P.M. at the Town Office Conference Room
  - Citizen George Hanson addressed the Council to determine if a permit was needed to hold a Christmas caroling or lighting ceremony at the Wilson Hall sight.

The Council further discussed this issue and decided that a permit was not needed at this time.

16. Agenda Items Requiring Executive Sessions- None

17. Adjournment

It was motioned by David Kee, seconded by Peter Stewart and unanimously voted that the meeting be adjourned.

Meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

4p

**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, DECEMBER 10, 2015  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, Glenn Findlay, David Kee, David Keene, Peter Stewart, Robert Carmichael Jr. Member Absent: Paul Gauvin
3. Presentation of any Town Council Recognitions -
  - a. Mayor David Keene thanked Councilor Glenn Findlay for his years of service as Councilor for the Town of Bucksport.
4. Consider Minutes of Previous Meetings – None
5. Receive and review correspondence and document
  - a. Downeast Transportaion, Inc. – November 2015  
-Council Members received a copy of shuttle riders report for the month of November 2015. See attachment 5a.
  - b. Olver Associates – Weekly Construction Summary 11/23- 12/7  
-Council Members received copy of the weekly construction summary for the Wastewater Treatment Plant Upgrade. See attachment 5b.
  - c. Hancock County Roadside Impaired Driving Enforcement Grant  
-Chief Geagan has submitted two names to represent the Bucksport Police Department for the Hancock County RIDE (Roadside Impaired Driving Enforcement) Grant. See attachment 5c
6. Public Hearings – None
7. New Zoning Ordinances to Consider/Introduce
  - a. Zoning Ordinance Amendments from 11-12-15 Public Hearing – Planning Board recommendation to remove two sections – Consideration for New Public Hearing  
-CEO Jeff Hammond presented the Planning Board changes to the Council. The sections on prohibiting commercial to residential usage in the Downtown District, and prohibiting first floor residential apartments in the Downtown Section, were removed before resubmission. See attachment 7a

It was motioned by Joseph York, seconded by Robert Carmichael Jr., and unanimously voted to introduce the amended ordinance and set a public hearing at

the next Town Council meeting on January. 14, 2016.

8. Discussion Items

- a. Submitting Letter to County Commissioners to utilize more Wind Farm Community benefits to offset expenses in lieu of higher municipal assessments  
-By submitting a letter to the County Commissioners this would allow use of more revenue as asset to offset County taxes. See attachment 8a
- b. Settlement Agreement, Release of Claims with Bucksport Mill, LLC in regard to 2<sup>nd</sup> half TIF payments for 2014/2015 and elimination of TIF Districts for the same.  
-Town Manager Susan Lessard discussed the agreement reached with Bucksport Mill, LLC. The first half of the amount owed was paid in September 2014. The second half of the amount due on March 3, 2015 has not been paid to date.  
-Citizen Scott Fernald asked the Council for an explanation of how the TIF system works and how the Town benefits.  
-Town Manager explained, in detail, how the TIF works and that soon the Bucksport Mill LLC TIFs will disappear and the Town will have two (2) remaining TIFs; the Dollar Store and Harbor View.

9. Agenda Items

- a. Approve Resolve #R-2016-29 Authorizing payment of Requisition #4 of the Sewer Treatment Plant Upgrade Project  
  
It was motioned by Peter Stewart, seconded by David Kee, and unanimously voted to approve Resolve #R-2016-29.
- b. Approve Resolve #R-2016-30 to support increased use of Wind Farm revenues to offset higher municipal assessments for the 2016 Hancock County Budget  
  
It was motioned by Peter Stewart, seconded by David Kee and unanimously voted to approve Resolve #R-2016-30.
- c. Approve Resolve #R-2016-31 to Use funds from Waterfront Reserve to repair Town Dock Floats in the amount of \$6,320.60  
  
It was motioned by Peter Stewart, seconded by Robert Carmichael, Jr. and unanimously voted to approve Resolve #R-2016-31.
- d. Approve Resolve #R-2016-32 to apply for Municipal Ordinance Prosecutor's Certification – David E. Winchester  
  
It was motioned by Peter Stewart, seconded by Glenn Findlay, and unanimously voted to approve Resolve #R-2016-32.

- e. Approve Resolve #R2016-33 to fund Wednesday on Main program for 2016 in the amount of \$3,000 from the TIF revenue

It was motioned by Peter Stewart, seconded by Glenn Findlay, and voted to approve Resolve #R2016-33.

Vote: 5 – 1

Vote in Favor: Joseph York, Glenn Findlay, David Keene, Peter Stewart and Robert Carmichael, Jr.

Abstained: David Kee

- f. Approve Resolve #R2016-34 to authorize and direct the Town Manager to execute and deliver the Settlement Agreement, Release of Claims with Bucksport Mill, LLC

It was motioned by Peter Stewart, seconded by Robert Carmichael Jr. and unanimously voted to approve Resolve #R2016-34.

- g. Approve Resolve #R2016-35 to authorize donation of TNT Rescue Tools to the Town of Orrington Fire Department

It was motioned by Peter Stewart, seconded by David Kee, and unanimously voted to approve #R-2016-35.

#### 10. Resignations, Appointments, Assignments, and Elections

- a. Payroll/benefits/HR resignation  
-Town Manager advised the Council of the resignation of the employee of the Payroll/Benefits/HR position.

#### 11. Approval of Quit Claims, Discharges, and Deeds – None

#### 12. Town Manager Report

- a. Town Manger reported the Town of Bucksport's application for State valuation had not been contested.
- b. Department Head Reports  
-Any questions or concerns with Department Head reports, see the respective Department.  
-Town Manager's report is hereby attached to and made a part of the minutes.

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

a. Approval of Licenses:

It was motioned by Peter Stewart, seconded by Robert Carmichael Jr., and unanimously voted to approve a Victualar License for Jennifer Johnson, d/b/a Pebblestone Farm.

It was motioned by Peter Stewart, seconded by David Kee and unanimously voted to approve the Liquor License for George MacLeod, d/b/a MacLeod's Restaurant.

It was motioned by Peter Stewart, seconded by Robert Carmichael Jr., and voted to approve the entertainment license to Paula Kee f/b/o Wednesdays on Main.

Vote: 5 – 0

Vote In Favor: Joseph York, Glenn Findlay, David Keene, Peter Stewart and Robert Carmichael, Jr.

Abstained: David Kee

-Public Hearing date for adoption of 2015-2016 Appendices A-D of the Town General Assistance Ordinance

The Public Hearing will be January 14, 2016.

14. Councilor David Kee complimented on Rich Rotella, EDD efforts with the Economic Development Report. Great Job!!!

-Councilor Peter Stewart requested the Council not drop the water quality questions with Silver Lake. Should there be a water Committee established?

-Citizen Christopher Johnson was asked if he would help or assist in helping with the monitoring this program. Johnson responded with his concern on the legal issues, but would commit to issuing information and not advocacy. He reported he will contact Linda Plourde about starting an information group.

-Councilor Stewart does not believe this issue should be a job of the Council.

-Councilor elect Paul Rabs asked if the television campaign had started yet.

-Councilor Peter Stewart responded yes.

-Councilor Peter Stewart commented on the large amount of paper now in use at Council meetings and wondered if there was an electronic alternative, such as I-pads.

CEO Jeff Hammond reported the signs are in process for the Center of the Earth display, and will bring the final design to the Council for approval.

Citizen Scott Fernald addressed the Council on the condition of the roadside edges along some of the rural roads in Bucksport. In some areas there is a drop of 2 inches. .

15. The next Finance Committee meeting will be held on January 14, 201 at 5:30 P.M. The discussion will be on Sewer Issues.

16. Agenda Items Requiring Executive Sessions – None

17. Adjournment

It was motioned by David Kee, seconded by Peter Stewart, and unanimously voted that the meeting be adjourned.

Meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL BUDGET WORKSHOP**  
**7:00 P.M., THURSDAY, MARCH 17, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Paul Rabs, David Kee, David Keene and Peter Stewart. Members Absent: Joseph York, Paul Gauvin and Robert Carmichael, Jr.
3. Budget Workshop
  - a. Streets and Ways
    - Regular payroll increase 2.41% or \$8,223, with extra and overtime at 2.49% or \$1,585; decrease in summer help by -58.36% or (\$10,000); increase in office supplies 33.33% or \$100, minor equipment purchase 5.26% or \$100, equipment rental at 9.76% or \$6,381, equipment parts and repair at 2.00% or \$1,670, decrease in telephone -14.87% or (\$131), decrease in fuel vehicles - 26.64% or (\$16,785), decrease in gravel -48.00% or (\$12,000), increase in guard rails and banners 118.18% or \$2,600, increase in pavement-roads 48.90% or \$65,988, pavement of sidewalks 437.60% or \$32,820 with an overall general highway budget increase of 8.86% or \$80,551. Town Garage building supplies increase of 5.26% or \$100, building maintenance & repair increase of 8.70% or \$400, heating fuel decrease of -22.33% or (\$2,300), electricity decrease of -18.12% or (\$996) with an overall town garage budget decrease of -12.11% or (\$2,796) including total overall street & ways budget of 8.34% or \$77,765.
    - Councilor Peter Stewart asked Duane Nadeau, Public Works Director if he was comfortable with the budget. Duane indicated that he was generally comfortable with the overall budget but had concerns with the pavement budget.
  - b. Health and Sanitation
    - Regular payroll increase 5.02% or \$3,349, with extra and overtime decrease by -85.06% or (\$5,693). The Solid Waste budget is decreased by -12.30% or (\$42,397) noting the tipping fee is decreased by -13.72% or (\$28,620) along with other decreases. General Assistance is decreased by -16.67% or (\$2,000) with the total overall Health and Sanitation budget being -12.43% or (\$44,397). Sue Lessard, Town Manager noted that Town of Orland has indicated they are researching curb side pick-up. They are looking at other alternatives for comparable pricing. Also zero sort is not possible at this time due to no transportation.
  - c. Buildings and Grounds
    - None

d. Education

-Town Manager indicated that the school budget numbers given were wrong. The Department of Education released new numbers given the additional fifteen million dollars which resulted in RSU 25 having a reduced State share and larger local share. The change was a reflection of the \$242,000,000 adjustment and not the \$270,000,000 for sudden and severe estimate used for the original amount. Unfortunately, the new information will be an increase cost to the communities. This is based on the first draft of the budget.

4. Discussion items

Citizen Christopher Johnson thanked Sue Lessard, Town Manager for a great budget presentation and also, for including in the budget, the work to be done on the sidewalks.

Councilor Paul Rabs inquired about what the Town is hearing from AIM.

Town Manager indicated that AIM-Bucksport Generation taxes are due March 31<sup>st</sup> and see them being paid.

Town Manager also noted that construction equipment is leaving the sight, a lot of vendors have not been paid, however the bonding company is engaged.

Councilor Peter Stewart asked if AIM is asking for additional hours?

Not that any of the Councilors or Town Manager are aware.

5. Adjournment

It was motioned by David Kee, seconded by Peter Stewart and unanimously voted that the meeting be adjourned.

Meeting adjourned at 8:10 PM.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

4r

**BUCKSPORT TOWN COUNCIL BUDGET WORKSHOP**  
**7:00 P.M., THURSDAY, MARCH 24, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order at 7:00 P.M. by Mayor David Keene.
2. Members Present: Joseph York, Paul Rabs, David Kee, David Keene, Peter Stewart, Paul Gauvin and Robert Carmichael, Jr.
3. Budget Workshop

A. Debit Service

-Town Manager reviewed Long Term Debt Retirement proposed at \$15,412, a zero increase.

Councilor Keene inquired about the possible increase with the construction of the new Wastewater Treatment Plant.

Town Manager indicated that the user fees will cover this debt service.

B. Protection

i. Fire:

-Regular payroll increase 2.00% or \$4,779.00; full-time extra/overtime increase 3.05% or \$1,177; call firemen payroll increase 2.55% or \$910; training payroll increase 2.00 or \$259; officers' salaries increase 18.67% or \$476; dues and travel increase 44.44% or \$200; training expense increase 66.67% or \$400; office supplies increase 12.50% or \$50; postage decrease -54.95% or (\$61); equipment, maintenance and repairs increase 4.60% or \$550; telephone increase 2.82 or \$48; fuel vehicle coast-decrease -24.48% or \$(979); noting an overall budget increase of 2.13% or \$7,809.

II. Ambulance-

-attendants payroll increase 1.27% or \$1,581; assistant directors salary increase 1.97% or \$31; training payroll increase 1.95% or \$143; postage decrease -0.14% or (\$1); ambulance supplies increase 2.41% or \$386; equipment parts and repair cost increase 0.30% or \$28; telephone decrease -13.06% or (\$164); fuel decrease 0.60% or (\$54); collection costs decrease -25.00% or (\$400); noting an overall budget decrease -62.04% or (\$113,450).

-Craig Bowden, Fire Chief/Director of Emergency Services briefly reviewed both the Fire and Ambulance Budgets noting working on a grant that would provide (2) two additional personnel for two (2) years and would cover salary and all expenses. This would relieve some hours from the fulltime employees

by having two more people in the rotation. Also, it would allow fulltime employees to cover during the day shift as it is very difficult to find coverage during this shift.

Mr. Bowden also indicated, the reason for keeping the third Ambulance was to try, on a test basis, using the ambulance as a transporter. Mr. Bowden has checked with other communities offering this service and they noted great profits. Of course this ambulance would be used as both emergency vehicle and transporter.

Town Manager, Susan Lessard noted that the first negotiations meeting is on April 14<sup>th</sup> for all departments; also, Town Manager indicated that in the future the Fire and Ambulance Budgets will be combined.

Council Members had questions but no major concerns.

### III. Police

-Regular payroll increase 2.77% or \$9,989; full-time extra and overtime increase 3.03% or \$1,599; training payroll increase 1.67% or 179; investigation payroll decrease 0.55% or (\$19); animal control supplies increase 150% or \$1,500; equipment purchase increase 32.11% or \$1,140; heating fuel decrease - 27.27% or (\$225); noting overall budget increase of 2.87% or \$13,834.

Dispatch-Regular payroll increase 2.12% or \$2,933.80; full-time extra & overtime increase 3.03% or \$696; training payroll increase 2.15% or \$66; equipment and maintenance repair increase 10.16% or \$650; telephone increase 11.51% or \$339; noting overall budget increase of 2.65% or \$4,685.

### IV. Public Safety Building

-Custodian increase 1.96% or \$102; building supplies increase 6.13% or \$130; building maintenance and repairs increase 5.13% or \$305; miscellaneous decrease -25.82% or (\$315); noting overall increase 0.63% or \$222.

-Sean Geagan, Police Chief briefly reviewed Police, Dispatch and Public Safety Building noting no major increases, but commented on the "Spillman program" that will be installed at the Dispatch center. Spillman training will be in middle of April first of May with starting date of April 9<sup>th</sup>.

-Town Council Members had questions but no concerns.

-Councilor Peter Stewart indicated how amazing it is to see how much grant money both the Police and Fire Department receive and thanked both departments.

## 4. Discussion items

Councilor Peter Stewart requested executive session at the next Town Council meeting to discuss Town Manager's position.

5. Adjournment

It was motioned by David Kee, seconded by Peter Stewart and unanimously voted that the meeting be adjourned.

Meeting adjourned at 8:22 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL BUDGET WORKSHOP**  
**7:00 P.M., THURSDAY, APRIL 7, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Joseph York, Paul Rabs, David Keene and Robert Carmichael, Jr.  
Members Absent: David Kee, Peter Stewart and Paul Gauvin.
3. Budget Workshop
  - a. Social Services
    - Community and Social Agencies representative briefly reviewed their request, and answered questions.
    - The budget shows a proposed increase in Community Agencies of 2.81% or \$980; and a proposed increase in Social Agencies of 71.03% or \$18,285.
  - b. Parks & Recreation Department
    - Director's salary increase 50% or \$10,000; Senior Citizens' Director salary increase 11.94% or \$1,664; facilities maintenance payroll increase 16.48% or \$5,345.50; part-time assistant increase 7.39% or \$2,525; youth activities payroll increase .33% or \$11.00; senior fitness payroll increase 2.94% or \$40; postage decrease -1.96% or (\$1); program supplies decrease -1.81% or (\$295); equipment purchase increase 25.65% or \$245; equipment parts & repairs decrease -34.12% or (\$1,300); fuel heating decrease -55.95 or (\$508); fuel vehicles decrease -20% or (\$400); electricity cost increase .23% or \$15; water cost decrease -45% or (\$4,500); noting an overall budget of 6.56% or \$12,841.50.
    - Town Manager, Susan Lessard noted that money has been transferred from the Highway Department budget to the Recreation budget to help cover cost of salaries for the waterfront, along with road side and cemeteries mowing.
  - c. Town Dock
    - water cost increase 28.5% or \$214; miscellaneous cost increase 89.2% or \$2,675; noting an overall budget increase of 25.2% or \$2,889.
    - Town Manager, Susan Lessard indicated the floats by the CSO is included with the Town Dock budget along with any cost incurred by the Harbor Master including pay. The water increase is due to amounts of water used by the cruise lines when at the dock.
    - Town Manager also indicated that the Marina budget is not included with the Town Dock budget. The Marina budget has a separate budget.
4. Discussion Items

Rich Rotella, Economic Development Director reported on the success of the Heart and Soul open house on Saturday, April 2<sup>nd</sup> at the Rosen's Building. Wahl's Dairy Port was open and as long as you attended the open house you received a coupon for a free Ice Cream.

Heart & Soul sign needs to be installed and will be contacting Brandon Lindsay, owner of Northeast Cable Company to see if he can help with the installation.

5. Adjournment

It was motioned by Joseph York, seconded by Paul Rabs and unanimously voted that the meeting be adjourned.

Meeting adjourned at 8:50 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL MEETING**  
**7:00 P.M., THURSDAY, APRIL 14, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Joseph York, Paul Rabs, David Keene, Peter Stewart, Robert Carmichael, Jr., Members Absent: David Kee and Paul Gauvin.
3. Presentation of any Town Council Recognitions

This is National 911 Dispatch week, and a big thanks goes out to the dispatch department for their accomplishments and dedication to the Town and surrounding Communities for a wonderful job.

4. Consider minutes of previous meetings

It was motioned by Robert Carmichael, Jr., seconded by Peter Stewart and unanimously voted to approve Town Council meeting minutes of March 14<sup>th</sup> and 31<sup>st</sup>, 2016 as presented..

5. Receive and review correspondence and documents
  - a. Verona Mutual Aid Police Call – 4-6-16  
Maine State Police requested backup from Bucksport Police Department on April 6<sup>th</sup> and the town's mutual aid agreement requires notification be sent to Verona Board of Selectman informing them of this incident.
  - b. Life Flight Foundation – Budget 15-16 Appropriation – Thank you  
-Letter of thanks from the Life Flight Foundation for the \$250.00 donation appropriated from the 15-16 Budget.
  - c. Downeast Transportation – March Ridership  
-Monthly report from Downeast Transportation for March Ridership, including cab program.
  - d. Hospice of Hancock County – 15-16 Appropriation – Thank you  
-Letter of thanks from Hospice of Hancock County for the \$600 donation appropriated from the 15-16 Budget.
  - e. Letter addressed to Chief Geagan from Bucks Mills Rod and Gun Club  
-Letter expressing their extreme disappointment and displeasure regarding Chief Geagan sponsorship of the universal background check initiative.
6. Public Hearings - **None**

7. New Ordinances to Consider/Introduce

- a. Floodplain Management Ordinance Update  
-Jeff Hammond, Code Enforcement Officer noted that the purpose of this ordinance is to establish a Flood Hazard Development Permit system and review procedures for recognizing and evaluating flood hazards affecting development activities in the designated flood hazard areas of the town. Also, to assure that flood insurance is available to property owners, the town has chosen to become a participating community in the National Flood Insurance Program and agrees to comply with the requirements in the aforesaid Act, as delineated in this Floodplain Management Ordinance.
- b. Demolition hours of operation  
-Councilor Peter Stewart requested sending Chapter 5.3.11, for the purpose of changing hours of operation allowed for demolition to the Ordinance Committee.

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

- a. Sale of lot on Orcutt Mountain – Finance/Streets & Roads Committee Recommendation  
-Councilor Peter Stewart reported the committee recommends to go ahead with the sale at fair market value.
- b. Property offer to the Town – 20 Middle Street  
Town Manager received email from Wells Fargo Bank offering this property to the town along with \$10,000 to be used to demolish the building. Jeff Hammond, Code Enforcement Officer noted that the foundation is sound but the structure is in bad shape. Councilor Peter Stewart asked if you demolish the building, could it be rebuilt. Jeff Hammond indicated yes.

9. Agenda Items

- a. Resolve #R-2016-60 to approve payment of Pay Requisition 8 for the Sewer Treatment Upgrade project in the amount of \$626,121.64. Olver Engineering will receive \$16,080.75 and APEX Construction will receive \$610,040.89 to be paid from account G-2-221-00

It was motioned by Peter Stewart, seconded by Robert Carmichael, Jr. and unanimously voted to approve Resolve #R-2016-60.

- b. Resolve #R-2016-61 to approve Sewer Billing for the first quarter of 2016 in the amount of \$209,961.38

It was motioned by Peter Stewart, seconded by Joseph York and unanimously voted to approve Resolve #R-2016-61.

- c. Resolve #R-2016-62 to approve sale of a town-owned lot Map 15 Lot 92 on Orcutt Mountain

It was motioned by Peter Stewart, seconded by Robert Carmichael, Jr. and unanimously voted to approve Resolve #R-2016-62.

- d. Resolve #R-2016-63 to approve application to Wells Fargo for ownership of property at 20 Middle Street

Citizen Scott Fernald indicated safety concerns with demolishing the building and leaving an open foundation.

It was motioned by Peter Stewart, seconded by Robert Carmichael, Jr. to table item for further information.

Vote: Failed

It was motioned by Peter Stewart, seconded by Robert Carmichael, Jr. and unanimously voted to deny Resolve #R-2016-63.

- e. Resolve #R-2016-64 to approve reassignment of rehabilitation grant to new owner of 16-18 Oak Street

Rich Rotella, Economic Development Director spoke with Ron Harriman of Ron Harriman Associates and he recommended transferring ownership.

It was motioned by Peter Stewart, seconded by Joseph York and voted to approve Resolve #R-2016-64.

Vote In Favor: Joseph York, Paul Rabs, Peter Stewart and Robert Carmichael, Jr.

Abstained: David Keene

Vote: Favorable 4 - 0

#### 10. Resignations, Appointments, Assignments, and Elections

- a. Applicants for Board of Assessment Review, Board of Appeals, Board of Parks & Recreation, Cemetery Committee – referral to Appointments Committee

All applicants to the above Boards were referred to the Appointments Committee.

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

12. Town Manager Report

a. Department Head Monthly Reports for March

Council Members received copies of all Department Head Reports and were asked to direct all questions or concerns to Department Heads or Town Manager.

b. Manager's Report

School Items: In the last storm a tree fell across the track and took out a power pole. The RSU has taken care of the tree removal and the pole repair. There is an oil leak in the tank at the Jewett School. The RSU is having the tank removed. In light of recent concerns over lead in drinking water, the RSU has gone through the process of having the water tested at all schools. Results are back from the two oldest schools and both test well below the allowable limits for lead, which is good news.

Request for Proposals-Cemetery and In-Town Mowing: I am putting out an RFP for cemetery and in-town mowing to see if we get bids that make it more advantageous to contract that work than to hire personnel on our own and purchase equipment for it.

Union Negotiations: The initial meeting for union negotiations was held today. The next session is scheduled for April 28<sup>th</sup> at 11 a.m.

Town Docks/Marina: Town docks and floats and the marina floats are scheduled to go in the water the first week in May and all should be in by May 6<sup>th</sup>.

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

- a. Set public hearing – Floodplain Management Ordinance Update  
-Hold public hearing on Thursday, April 28<sup>th</sup> at 7:00 PM Town Council meeting on Floodplain Management Ordinance Update.
- b. Ordinance Committee meeting on Thursday, April 21<sup>st</sup> at 6:30 PM regarding Chapter 5.3.11 by changing hours of operation allowed for demolition. Hold public hearing on Thursday, April 28<sup>th</sup> at 7:00 PM Town Council meeting.

It was motioned by Joseph York, seconded by Paul Rabs and unanimously voted to approve Miscellaneous License for Peter Remick, f/b/o United Methodist Church, "Community Memorial Day Service" at the Veterans Memorial on Sunday, May 29<sup>th</sup>, 2016 from 8:00 AM to Noon.

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

Rich Rotella, Economic Development Director gave an update on the Heart & Soul noting the next meeting on Wednesday, April 20<sup>th</sup> and Phase II training on Saturday, April 30<sup>th</sup>. This training is on “listening to stories”.

Council members had a brief discussion on fiber optic. It was noted that more information is needed, and to reach out to FairPoint.

Councilor Paul Rabs inquired about the deconstruction work at the Mill. He has noticed a lot more equipment has been brought in.

Town Manager indicated that they are looking to gear up and play catch up but can't do anything outside the permit.

Councilor Paul Rabs commented that the Ordinance Committee will be discussing the possibility of allowing Saturday hours of operation.

15. Upcoming Public Hearings, Designation of Topics for Committee Assignment, and Scheduling of Committee meeting

- a. Schedule Appointments Committee Meeting  
-Appointments Committee Meeting on Thursday, April 28, 2016 at 6:00 PM at the Town Office, Conference Room.
- b. Schedule Streets & Roads Committee Meeting  
-Streets & Roads Committee Meeting on Thursday, April 28, 2016 at 6:30 PM at the Town Office, Conference Room.

16. Budget Items

- a. CIP Budget  
-Proposed Appropriations totaling \$300,500; Budgeted Expenditures totaling \$379,250; and appropriations from Undesignated Fund Balance \$160,000. Undesignated fund balance to be applied towards funding Ambulance Equipment, Highway Equipment, Parking Lots and Town Office Equipment.

17. Adjournment

It was motioned by Peter Stewart, seconded by Robert Carmichael, Jr. and unanimously voted that the meeting be adjourned.  
Meeting adjourned at 9:26 PM.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL BUDGET WORKSHOP**  
**7:00 P.M., THURSDAY, APRIL 21, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Joseph York, Paul Rabs, David Keene, Peter Stewart, Paul Gauvin and Robert Carmichael, Jr. Members Absent: David Kee
3. Hear report from Ordinance Committee regarding the proposed Ordinance language to Section 5.3.11 adding Saturday as an allowed day for demolition in areas proposed and schedule public hearing for April 28<sup>th</sup>, 2016 Town Council Meeting

Peter Stewart reported that the Ordinance Committee suggest moving forward with the proposed Ordinance change and to schedule a public hearing for April 28<sup>th</sup>, 2016 Town Council Meeting.

4. Budget Workshop
  - a. General Government
    - Town Manager gave an overview of Administration budget noting with the deletion of Finance Director's position, and including other expenses, the overall budget shows a decrease of -.34% or (\$1,343).
    - Under Municipal Planning shows increase in CEO for Mapping and salary; increase in salary for; Assessor, Custodian and Economic Development.
    - Health/Benefits shows overall decrease, along with Contingency account and Economic Development salary.
    - Maintenance repair account increased due to adding "streaming" to public access for Town Council Meetings so viewers can watch from computer also
  - b. Sewer
    - Overall increase due to salary, training and operator's expense; at this time, see no increase in sewer rates to citizens
  - c. Revenues
    - Revenues related to operating budget, showing an increase to excise tax line.
    - Overall for General Government shows a decrease of -57.26% or (\$1,612.949)

5. Discussion items - None

6. Adjournment

It was motioned by Peter Stewart, seconded by Paul Gauvin and unanimously voted that the meeting be adjourned.

Meeting adjourned at 8:24 P.M.

Respectively submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL MEETING**  
**7:00 P.M., THURSDAY, APRIL 28, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Joseph York, Paul Rabs, David Kee, David Keene, Peter Stewart, Paul Gauvin and Robert Carmichael, Jr
3. **Presentation of any Town Council Recognitions - None**
4. **Consider minutes of previous meetings - None**
5. **Receive and review correspondence and documents**
  - a. Maine Municipal Association Membership Information  
-The Partnership/Service and Performance for 2015 Property & Casualty Pool for the Town of Bucksport as follows: Dividends - \$3,863; Underwriting - \$430; Loss Control - \$969; and the total value of Benefits for the 2015-2016 Year is \$5,262.
6. **Public Hearings**
  - a. Amendments to the Bucksport Town Code, Appendix D, Floodplain Management Ordinance  
-Jeff Hammond, CEO indicated the amendments to the Bucksport Town Code, Appendix D Floodplain Management Ordinance being for the purpose of updating ordinance provisions in conformance with Federal and State requirements, and to repeal and replace the current Flood Insurance Rate Maps with digital maps prepared and provided by FEMA. A secondary purpose of this Ordinance is to ensure the town's continued participation in the National Flood Insurance Program.  
No public comments  
  
It was motioned by Councilor Carmichael, Jr., seconded by Councilor Gauvin and unanimously voted to approve Amendments to the Bucksport Town Code, Appendix D, Floodplain Management Ordinance.
  - b. Amendment to the Bucksport Town Code, Chapter 5 Building Standards and Property Maintenance, for the purpose of changing the hours of operation allowed for demolitions  
-Jeff Hammond, CEO indicated the amendment to the Bucksport Town Code, Chapter 5 Building Standards and Property Maintenance, such ordinance being for the purpose of changing the hours of operation allowed for demolitions.  
  
-During the public hearing citizen's had concerns pertaining to noise level, dust issues and weekend hours.

- Councilor Kee suggested inviting Jeff McGlin, AIM coordinator for the project to attend a Council meeting once a month to give updates on the project.
- The consensus of the Council was to continue talks with AIM on a monthly basis, move forward with the project as quickly as possible. The sooner the construction company gets in, the sooner they will get it done and be out.

It was motioned by Councilor Stewart, seconded by Councilor Gauvin and voted to approve Amendment to the Bucksport Town Code, Chapter 5 Building Standards a-2016.

Voted In Favor: Joseph York, Paul Rabs, David Keene, Peter Stewart, Paul Gauvin and Robert Carmichael, Jr.

Opposed: David Kee

Vote: Favorable 6 - 1

**7. Resignations, Appointments, Assignments, and Elections**

- a. Applicants for Board of Assessment Review, Board of Appeals, Board of Parks & Recreation, Cemetery Committee – Appointments Committee Recommendation

It was motioned by Councilor Stewart, seconded by Councilor Gauvin and unanimously voted to approve appointments as presented.

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

**9. Town Manager Report**

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

**10. Set Public Hearings, and/or Hold Public Hearings and Approval of any Licenses or Permits - None**

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

-Citizen Christopher Johnson noted that on Saturday, April 30<sup>th</sup> the Heart and Soul will be holding a training session from 9:00 am to 3:00 pm at the High School Library and everyone is invited to attend to discuss the future of Bucksport.

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

- a. Schedule Waterfront Committee Meeting – to discuss Marina future  
-Thursday, June 2<sup>nd</sup> at 5:00 P.M.

**13. Adjournment**

It was motioned by Councilor Stewart, seconded by Councilor Gauvin and unanimously voted that the meeting be adjourned.

Meeting adjourned at 8:16 P.M.

Respectfully submitted

Kathy L. Downes  
Council Secretary

**BUCKSPORT TOWN COUNCIL MEETING**  
**7:00 P.M., THURSDAY, MAY 12, 2016**  
**TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE**

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1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Paul Rabs, David Kee, David Keene and Robert Carmichael, Jr.  
Members Absent: Joseph York, Peter Stewart and Paul Gauvin.
3. **Presentation of any Town Council Recognitions**
  - a. Presentation of Volunteer Recognitions – Representative Campbell  
-Both Representative Richard Campbell and Senator Kimberley Rosen were on hand to present a sentiment of Volunteer Recognition to the following citizens:  
Paula Kee – f/b/o Wednesday on Maine  
John Paul LaLonde – f/b/o Heart & Soul  
Christopher Johnson – f/b/o Numerous Committees  
Jeff Hammond – f/b/o Wilson Hall  
Larry Wahl – F/b/o Wilson Hall
4. **Consider minutes of previous meetings** - None
5. **Receive and review correspondence and documents**
  - a. Downeast Transportation – April 2016  
-Town Manager briefly noted the monthly report on both Shuttle and Taxi riders.
6. **Public Hearings** - None
7. **New Ordinances to Consider/Introduce** - None
8. **Discussion Items** (Manager Clarification and Direction, or Council Discussion and/or Input on Issues)
  - a. Maine Municipal Association Legislative Policy Committee – Request for Nominations  
-Council Members have no problem with the Town Manager submitting her name for nomination if she so chooses.
  - b. Acceptance of right of way between Lighthouse Arts Studio and Camden National Bank  
-Town Manager indicated that the easement has been approved. (see attachment)
9. **Agenda Items**
  - a. Resolve # R 2016-67 to approve award of the Pavement Bid to Vaughn Thibodeau II at a rate of \$60.23/ton for binder & surface, \$109/ton for sidewalks and \$8.00/square yard for milling.

It was motioned by Councilor Carmichael, Jr., seconded by Councilor Rabs and unanimously voted to approve Resolve #R-5016-67

- b. Resolve #R 2016-68 to approve acceptance of the land adjacent to the Lighthouse Arts Studio that serves as access to the Marina and parking lot.

It was motioned by Mayor Keene, seconded by Councilor Carmichael, Jr. and unanimously voted to approve Resolve #R-2016-68.

- c. Resolve #R 2016-69 to approve payment of Requisition #9 of the Sewer Treatment Plant Upgrade project with \$29,497.60 to Olver Engineering and \$932,13792 to Apex Construction for a total of \$961,635.52 to be paid from the \$7.8 million dollar construction loan.

It was motioned by Councilor Kee, seconded by Councilor Rabs and unanimously voted to approve Resolve #R-2016-69.

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

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

**12. Town Manager Report**

- a. Department Head Reports
  - Any questions or concerns, please see Town Manager or Department Head. (see attachments)
- b. Marina Budget Review
  - Town Manager reported an overall salary increase of 2.32% or \$2,032. The Marina Budget is self-supported by fees and gasoline sales.

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

- a. Set Public Hearing Date for General Fund, Sewer, & Marina Budgets
  - Scheduled Public Hearing for June 9, 2016

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

It was motioned by Councilor Kee, seconded by Councilor Carmichael, Jr. and unanimously voted to sign Pole Permit located on Millvale Road for Central Maine Power Company.

It was motioned by Councilor Carmichael, Jr., seconded by Councilor Kee and unanimously voted to approve Richard Bowden, f/b/o American Legion Post #93, for Parade permit for Memorial Day Parade.

It was motioned by Councilor Kee, seconded by Councilor Rabs and unanimously voted to approve Victualer License for Armindy McFadden, The Whales Tooth, Inc., d/b/a Gut Seafood.

Hold Public Hearing on Liquor License for Michael & Colleen Gross, d/b/a Verona Wine and Design, LLC

-No public comments

Close Public Hearing and act on application

It was motioned by Councilor Carmichael, Jr., seconded by Councilor Kee and unanimously voted to approve Liquor License for Michael & Colleen Gross, d/b/a Verona Wine and Design, LLC.

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

-Councilor Kee indicated that approximately twenty people involved with Heart & Soul group walked around town reviewing several messages received from group meetings. Several messages mentioned larger and better signage is needed to better promote Bucksport.

-Councilor Carmichael, Jr. commented on great stories being told and applaud Rich Rotella for all his work with the Heart & Soul Group.

**16. Adjournment**

It was motioned by Councilor Rabs, seconded by Councilor Carmichael, Jr. that the meeting be adjourned.

Meeting adjourned at 7:50 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary

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**BUCKSPORT TOWN COUNCIL MEETING  
7:00 P.M., THURSDAY, MAY 26, 2016  
TOWN COUNCIL CHAMBERS – BUCKSPORT TOWN OFFICE  
AGENDA**

1. Meeting was called to order by Mayor David Keene at 7:00 P.M.
2. Members Present: Joseph York, Paul Rabs, David Kee, David Keene, Paul Gauvin and Robert Carmichael, Jr. Member Absent: Peter Stewart.
3. **Presentation of any Town Council Recognitions** - None
4. **Consider minutes of previous meetings** - None
5. **Receive and review correspondence and documents**
  - a. Paper Talks – 2016 Edition  
Mark Pierce, Representative from Paper Talks thanked the Council for their support over the past and requested permission to continue with advertisement in the 2016 Paper Talk Edition.
6. **Public Hearings** - None
7. **New Ordinances to Consider/Introduce** - None
8. **Discussion Items** (Manager Clarification and Direction, or Council Discussion and/or Input on Issues)
  - a. AIM Development Update  
-Jeff McGlin, Representative for AIM gave a project update on Demolition, Power plant, Landfill, Environmental site, Dam and Water levels, along with Redevelopment options. See Attachment
  - b. Comprehensive Plan Committee Presentation  
-Jeff Fitzgerald, Comprehensive Plan Chairperson gave an overview of Phase 1, Inventory & Analysis; (see attachment) and indicated the Committee is currently working on Phase 2, Goals and Objectives.  
-Councilor Kee asked when the Plan will be completed.  
-Jeff Fitzgerald is hoping this fall.
  - c. Maine Municipal Association Legislative Policy Committee – Request for Nominations  
-Town Manager will submit her name on the nomination form.
  - d. Spirit of America Volunteer Recognition Program  
-Town Manager asked the Council to think about who they might suggest to recognize for the Spirit of America Volunteer program.
  - e. Route 46 Plow Contract – discussion of options

-Town Manager indicated that the Route 46 Plow contractor has requested a 25% increase in the contract for the first year with 5% increases annually thereafter. The current year contract is \$56,096 and that would move to \$70,120 with the requested increase. Mr. McIntyre has done Route 46 Plow contract for the past eight years with very few complaints, and has done a great job. See attachment for further information.

**9. Agenda Items**

a. Action on Route 46 Plow Contract

It was motioned by Councilor Carmichael, Jr., seconded by Councilor Kee and voted to approve one year contract.

Voted In Favor: Paul Rabs, David Kee, Paul Gauvin and Robert Carmichael, Jr.

Opposed: Joseph York

Vote: Favorable 4 - 1

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

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

- a. 7-Forty Holding, LLC – 2014 Tax Lien Discharge  
Tabled as information was not available at this time.

**12. Town Manager Report**

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

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

It was motioned by Councilor Kee, seconded by Councilor York and unanimously voted to approve miscellaneous license for Bucksport Bay Area Chamber of Commerce, f/b/o Bucksport Bay Festival.

It was motioned by Councilor Kee, seconded by Councilor York and unanimously voted to approve Victualer's License for Jessica Carter, d/b/a Local Variety.

-Council Kee suggested taking up all the Victualer's License with one motion as long as there are no violations. All Council Members were in agreement.

It was motioned by Councilor Kee, seconded by Councilor York and unanimously voted to approve the following Victualer's License:

- Laurie Seekins, d/b/a Waterworld
- Richard Lenfest, d/b/a Duck Trap Valley Maple Farm (Farmer's Market)
- Kathryn Patterson, d/b/a Kathryn Patterson Bakery
- Jennifer Pappas, d/b/a Crosby's Drive Inn
- Larry Wahl, d/b/a Wahl's Dairy Mart/The Dairy Port

- Robert Hogan LLC, d/b/a McDonald's
- Edmund Wood, d/b/a Wood's Seafood
- Max Convenience Store, d/b/a Circle K
- George MacLeod, d/b/a MacLeod's Restaurant
- Dale Tozier, d/b/a Tozier's Market/Bucksport Variety
- Lebro LLC, d/b/a Harbor View Restaurant
- Hannaford Super Market, d/b/a Hannaford's of Bucksport
- Luciano Lima, d/b/a Dunkin Donuts of Bucksport
- Wayne Hand, d/b/a Bucksport Golf Club

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

- Citizen Bruce Clement inquired about Town streaming, asking if it can be for committee meetings also and not just council meetings?
- Town Manager indicated as long as meetings are held in the Council Chamber, Town streaming can be done.
- Citizen John Paul Lalonde spoke about how favorable the Town of Bucksport is on being awarded grants because of all the work the community is doing, and it is being noticed through-out Hancock County. Bucksport should be very proud of all their accomplishments and support.
- Citizen Jim Morrison spoke about attending a School Board meeting last evening and indicated that the Bucksport RSU 25 School System is given a Grade C by the Maine Department of Education.
- Councilor Carmichael, Jr. indicated that Jim Morrison had some valid points, agreed the school has a long way to go but it is system wide, and not looking at the big picture, and sees the need to get all on board, School, Parents and Kids.
- Councilor Carmichael, Jr. noted a meeting on June 21<sup>st</sup> at 5:30 P.M. with Heart & Soul to pull all groups together to find out everybody's progress.
- Councilor Carmichael, Jr. would like to see LED lighting along the Waterfront. He feels it would be cost effective and suggested looking into grants to help with the cost.
- Councilor Rabs thanked Jef Fitzgerald, Chairperson of the Comprehensive Plan Committee along with Tom Martin, Hancock County Planning Commission Office for all their work on the Comprehensive Plan.
- Councilor Rabs along with Rich Rotella and Chris Grindle attended a Fair Point meeting noting fifteen miles of Optic Fiber has been installed. Out of town installation will not happen for quite some time, due to expense.
- Councilor Rabs asked, what would happen if there is no longer the Orland Dam?
- Mayor Keene indicated it becomes title water that could affect a few Bucksport properties.
- Councilor Kee has had citizens complaining about being able to hear Councilors over their televisions.
- Town Manager said that time-warner has a problem, so Councilors need to speak directly into the speaker.
- Mayor Keene made note of all the work that went into the Comprehensive Plan, thanked all involved with the plan. It benefits all the citizens, and we should feel good about who we are and what Bucksport stands for.

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

- a. Review and Approve 2016-17 General Fund, Marina, Sewer & Capital Improvement Budgets for Public Hearing on June 9, 2016,

It was motioned by Councilor Carmichael Jr., seconded by Councilor Kee and voted to approve 2016-17 /General Fund, Marina, Sewer & Capital Improvement Budgets and hold public hearing on June 9<sup>th</sup>, 2016.

Voted In Favor: Paul Rabs, David Kee, David Keene, Paul Gauvin and Robert Carmichael, Jr.

Opposed: Joseph York

Vote: Favorable 5 - 1

- b. Schedule Sewer Committee Meeting to discuss Outside Water Meters Sewer Committee Meeting, Thursday, June 9<sup>th</sup>, 2016 at 6:00 PM.

Ordinance Committee Meeting regarding tax acquired property will be held at one of the meetings in July.

**16. Adjournment**

It was motioned by Councilor Kee, seconded by Councilor Carmichael, Jr. and unanimously voted that the meeting be adjourned.

Meeting adjourned at 9:18 P.M.

Respectfully submitted,

Kathy L. Downes  
Council Secretary