

TOWN OF WINSLOW, MAINE
REGULAR COUNCIL MEETING
& PUBLIC HEARING
Minutes of Meeting
April 8, 2013

PUBLIC HEARING

1. Order No. 1-2013: Providing for Approval of the Town of Winslow 2013-2014 Fiscal Budget Series in the amount of \$20,654,903.00 and to Establish a Tax Due Date and Interest Rate on Taxes Remaining Unpaid.

With no public comment, Chairman Saint Amand closed the Public Hearing and opened the Regular Meeting at 7:02 p.m.

REGULAR MEETING

1. Roll call attendance was taken with six (6) members present.

Ray Caron, Ken Fletcher, Catherine Nadeau, Jerry Quirion, Gerald Saint Amand and Benjamin Twitchell. Steve Russell was absent.

Michael Heavener, Town Manager was present along with Pamela Bonney, Librarian, Jeff Fenlason, Police Chief, Paul Fongemie, Public Works Director, Dave Lafountain, Fire Chief, Judith Mathiau, Assessor, Frank Stankevitz, Code Officer and several Court Street Residents.

2. Recite the Pledge of Allegiance.
3. Approval of Minutes of Previous Meetings

Motion by Mr. Quirion and seconded by Mr. Twitchell that the minutes of the meeting held on March 11 be approved. Motion carried. Unanimous.

4. Appointments

Motion by Mr. Quirion and seconded by Mr. Twitchell to reappoint Paul Falconer to the Board of Assessment Review for a 5-year term. Motion carried. Unanimous.

Motion by Mr. Quirion and seconded by Mr. Twitchell to reappoint Howard Mette to the Kennebec Regional Development Authority for a 2-year term.

Motion carried. Unanimous.

5. Communications

- a. Legislative Update

- b. Other
 - 1. Copy of Minutes from Kennebec Water District meetings held February 21 & March 7.
 - 2. Copy of Minutes from the Winslow Safety Committee meeting held February 13.
 - 3. Copy of Minutes from Kennebec Sanitary Treatment District meeting held February 14.
 - 4. Copy of Minutes from Planning Board Meeting held September 5.
 - 5. Copy of letter from Maine Legislature informing the Council of action taken on the letter sent to them on March 13.
 - 6. Copy of Election process for MMA Executive Committee and Vice President.
 - 7. Copy of Winslow School Board Agenda for March 25.
 - 8. Copy of Minutes from Winslow School Board Meeting held January 28.

6. Reports of Committees and Commissions

a. Town Manager's Report

BUDGET ORDER

The first reading of the Budget Order for FY 2014 will be conducted at the April 8th Town Council meeting. At this point I will only comment on the municipal portion of the budget because the School Budget has not yet been finalized.

The overall Municipal Budget is **down** by \$104,646 or 1.4%. Contributing to this reduction is the proposed elimination of an office clerk position and reduced funding in our Street & Roads Capital Account.

The budget also proposes to maintain our tax rate at 15.50/1000. If this is approved the town's tax rate will have remained constant for 6 fiscal years.

The town's revenues are projected to increase by only \$15,873 or 0.48% (less taxes & use of surplus). The budget proposes to use \$977,000 in surplus funds to stabilize the tax rate, which is an increase in surplus over last year of \$36,000.

Budget summary sheets are attached to this report.

MAINE FARMLAND TRUST

At the February Town Council meeting the Council approved an agreement with the Maine Farmland Trust to provide the town with the following scope of work:

- 1. Meet with core group of farmers and municipal officials to develop a work plan and process.
- 2. Meet with local farmers to identify issues and opportunities.
- 3. Review Winslow's land use ordinances for farming and farmland considerations.
- 4. Inventory important farmland soils and active farms and identify conservation opportunities.
- 5. Develop an implementation plan for strategies to support farming and conserve important farmland.
- 6. Develop any proposed amendments to local ordinances.
- 7. Work with partners as needed to implement strategies.

A town working group has been established to work with Stacy Benjamin, of the Maine Farmland Trust. Group members are Councilor Steve Russell, Sally Harwood, Kate Newkirk, Jim Veilleux, Elery Keene and myself. Stacy Benjamin will be at the April 8th Council meeting to give the Council an update on the working group's progress and to give an overview of the Maine Farmland Trust.

COURT STREET LAND UPDATE

At the August 13, 2012 Council meeting the Town Council voted to sell 9.59 acres of land off of Court Street (Map 43, Lot 29), which was part of the A&B Associates subdivision plan approved in 1989. The parcel, along with other town owned parcels, was advertised for sale in the local newspaper. The deadline to bid on the properties was Friday, August 31, 2012. At the same time the abutters of the Court Street property were asked to submit an offer for a portion of the land if they were not interested in acquiring the entire property. In the end there were no bids submitted for the entire property, however, a number of abutters to the property did express an interest in acquiring a portion of the property.

At the Town Council's direction a number of abutters and myself have been working on a proposal for the town to sell portions of the property to the abutters. The Council asked me to determine if there were any buildable lots located at the east end of the property. The Council also asked me to seek Planning Board approval to convey portions of the property to the abutters.

I have since gone to the Planning Board and the Board is in favor of conveying portions of the property to the abutters. The Board suggested that if the east end of the property is buildable, then that portion should be sold separately by the town and not subdivided, which could be costly. The Board requested that I return with a plan that depicts the parcels to be sold and identifies the location of a town easement for the maintenance of an existing drainage way.

Included with this report is a plan prepared by Elwood Ellis of Downeast Surveying & Development, which I intend to present to the Planning Board for approval at their April 17th meeting. Mr. Ellis has determined that at least three buildable house lots could be developed at the east end of the property. The following notes are on the plan:

1. The substandard lots in this division must be sold to abutting parcels. There is NO other access to these lots. The lots MAY NOT be sold as individual parcels.
2. The Town of Winslow reserves a fifty foot wide easement along the Molly Murray Subdivision and the CMP transmission line for maintenance, improvement, repair and replacement of an existing drainage way. The portion of the drainage way on the land retained by the Town of Winslow may be relocated to comply with the easement description upon sale of the parcel. The Town is not responsible for any such relocation.
3. The parcel retained by the Town on the easterly side of these lots may be developed as house lots with the approval of the Winslow Planning Board subject to land use ordinances at the time of development.
4. Any structure placed on these parcels requires CEO approval.
5. This division is to comply with the restriction noted on the original subdivision plan that disallowed any further subdivision without Planning Board approval. This approval will also allow The Town's remaining parcel to be subdivided subject to existing ordinances.
6. These lots are for sale to abutting parcels and no new impact is proposed for Town services or environmental conditions.

If the Town Council is agreeable with the Plan then I will move forward with the sale of the land to the abutters after Planning Board approval. We will need to put the parcel out to bid that abuts Councilor Caron's property per state law. If he is the highest bidder then we can convey that parcel to him.

The remaining buildable parcel at the east end of the property is 4.8 acres. I recommend that we determine an asking price for the parcel and then advertise the asking price.

We can discuss this further at the April 8th Council meeting.

Actions taken by the Council during Manager's Report

Stacy Benjamin explained how the Maine Farmland Trust helps communities work with local farms. She presented a book to each council member.

The Council did not object that the Town Manager proceed with the sale of Court Street land to abutting property owners. Chairman Saint Amand thanked the residents for the work they have done to prepare for this sale. The sale of Tax Acquired property was approved by Order No. 18-2012 dated October 8, 2012.

b. Department Reports

Reports were received from the Assessor, Code Enforcement, Police Department, Public Works, Fire Department, Parks & Recreation and Library.

c. Treasurer’s warrant approved and signed by the Finance Committee during the Month of March.

No. 17.....	\$	880,281.93
No. 18.....	\$	<u>305,260.58</u>
Total		\$ 1,185,542.51

d. Financial Report

Motion by Mr. Caron and seconded by Mr. Twitchell to approve all reports.
Motion carried. Unanimous.

NEW BUSINESS

1. Order No. 1-2013: Providing for Approval of the Town of Winslow 2013-2014 Fiscal Budget Series in the amount of \$20,654,903.00 to Establish a Tax Due Date and Interest Rate on Taxes Remaining Unpaid. (First Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Fletcher and seconded by Mr. Caron to accept the First Reading of Order No. 1-2013. A roll call vote was taken.

Jerry Quirion—Yes	Ray Caron—Yes
Ben Twitchell—Yes	Ken Fletcher—Yes
Catherine Nadeau—Yes	Gerald Saint Amand—Yes

Motion passed, 6 – 0.

2. Resolution No. 13-2013: Providing for Application for a Restaurant (Class I, II, III, IV) Liquor License (beer and wine only) by Anima Nikonthet d/b/a/ Asian Café, 53 Bay Street. (One Reading) Sponsored by Gerald Saint Amand

Motion by Mr. Quirion and seconded by Mr. Twitchell to adopt Resolution No. 13-2013.
Motion carried. Unanimous.

3. Resolution No. 14-2013: Providing for Authorization for the Town Manager to sign a Non-Binding Statement of Agreement and Understanding with DELTA Ambulance. (One Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to adopt Resolution. No. 14-2013.
Motion carried. Unanimous.

ADJOURNMENT

Motion by Mr. Fletcher and seconded by Mr. Twitchell to adjourn the meeting.
Motion carried. Unanimous.

The meeting adjourned at 7:30 p.m.

ATTEST: _____
Town Clerk of Winslow Maine