

TOWN OF WINSLOW, MAINE  
REGULAR COUNCIL MEETING  
Minutes of Meeting  
March 9, 2015

REGULAR MEETING

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

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

Michael Heavener, Town Manager was present along with Attorney Bill Lee and Public Works Director Paul Fongemie.

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 February 9 be approved. Motion Carried. Unanimous.

4. Appointments

The Council voted unanimously to appoint Laura Doughty and Steve Gagnon to the Board of Parks & Recreation for a 3-Year term. Motion carried. Unanimous.

The Council voted unanimously to appoint Joseph Marcoux, and Jerome Leclair to the Zoning Board of Appeals for a 5-Year term.

5. Communications

- a. Legislative Report
- b. Other
  1. Copy of Minutes from Kennebec Water District meetings held January 22 & February 5.
  2. Copy of Minutes from Kennebec Sanitary Treatment District meeting held January 8.
  3. Copy of Minutes from Winslow School Board Meeting held December 15.
  4. Copy of Winslow School Board Agendas for February 23.
  5. Copy of Minutes from Planning Board meeting held January 7.
  6. Copy of Minutes from Safety Committee meeting held January 14.
  7. Copy of Letter from the Municipal Review Committee, Inc. regarding Legislation.

## 6. Reports of Committees and Commissions

### a. Town Manager's Report

#### **SALE OF TOWN OWNED LAND**

Last year we foreclosed on a parcel of land located on Bizier Street (Map 14, Lot 200-A). The parcel contains three lots from a subdivision plan approved in the 1960's and consists of 0.75 acres. Last year I reported that the parcel was not buildable, however, I have since learned otherwise.

In the Council packet is Resolution No. 11-2015, which if approved will authorize me to contract with a Realtor to sell the parcel of land.

#### **VASSALBORO SANITARY DISTRICT**

The Town of Winslow currently does the sewer billing for the Vassalboro Sanitary District. The District would now like to pump their wastewater to the KSTD treatment plant in Waterville by connecting into the Town of Winslow's sewer system.

Attached to this report is a letter from Ray Breton who is the Chair of the Vassalboro Sanitary District. As you will see, Mr. Breton would like to start negotiations between the Town of Winslow and the Sanitary District to create an inter-municipal agreement.

At this point I recommend that we form a small working group to begin discussions with the Sanitary District. We can discuss this further at our March 9th Town Council meeting.

#### **PUBLIC WORKS IN NEED OF COLD STORAGE**

We recently sold our former PW Garage and in doing so created a need for cold storage space at our existing PW Garage. We are currently leasing space at the former garage for cold storage.

The PW Director would like to build a new cold storage building at the site of our existing PW Garage. He would also like to purchase two 40ft. storage containers. The total estimated cost for the new facility and containers is \$73,500. Since we sold the former PW Garage for \$119,508 this FY we have the revenue now to do this project this spring. We will discuss this further at our March Council meeting.

#### **13 CUSHMAN ROAD**

As you may recall, last July the Town Council authorized me to sell 13 Cushman Road to Lisa Witham who bid \$40,000 for the property. We had foreclosed on the property after OCWEN failed to pay the sewer lien. OCWEN was servicing the mortgage for Freddie Mac. Freddie Mac had foreclosed on the property months before we foreclosed on the property.

Due to this complicated scenario, Ms. Witham hired Attorney Bill Dubord who concluded her best course of action was for the Town to obtain a "Quiet Title". An action to quiet title is a lawsuit brought in a court having jurisdiction over property disputes, in order to establish a party's title to real property, or personal property having a title, of against anyone and everyone, and thus "quiet" any challenges or claims to the title. Ms. Witham agreed to pay all costs associated with this action. The matter is now pending in court.

Due to the length of time this process is taking I would like to discuss this at our March meeting.

#### **PROPERTY MAINTENANCE ORDINANCE**

There is a revised property maintenance ordinance in the Council packet. At the March meeting I will be asking that a motion be made to replace the previous version with this new version. The Planning Board used the International Property Maintenance Code as a model for this ordinance. The Town Attorney has not done a comprehensive review of the ordinance because I am waiting for the result of the first vote.

#### **MEETING WITH SUMMIT NG**

I have scheduled the Council workshop with Summit NG for Wednesday, March 18th, at 5:00 PM. The workshop will be held in the Winslow Town Council Chambers.

**Actions taken by the Council during Manager's Report**

The Council instructed Mr. Heavener to continue speaking to the Vassalboro Sanitary District about connecting to our Sewer System.

After a lengthy discussion with Attorney Alton Stevens regarding 13 Cushman Road, a motion by Mr. Caron and seconded by Mr. Twitchell that Lisa Witham pay the anticipated Taxes for FY 2016 when signing the extension. The extension is granted for four months. Motion carried. Unanimous.

Department Reports

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

- b. Treasurer's warrant approved and signed by the Finance Committee during the Month of February.

No. 15.....	\$	775,815.26
No. 16.....	\$	<u>234,915.96</u>
	Total	\$ 1,010,731.22

- c. Financial Report

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

TABLED BUSINESS

1. Order No. 7-2014: Providing for the Authorization for the Town Manager to Re-Roof the Fire Department Roof with a fully tapered EPDM Roof at a cost not to exceed \$84,000. (Second Reading) Sponsored by Gerald Saint Amand.
2. Ordinance No. 8-2014: Providing for adding a new section to the Winslow Zoning Ordinance Chapter 14, Building and Property Maintenance Ordinance. (First Reading) Sponsored by Ben Twitchell.

Motion by Mr. Twitchell and seconded by Ms. Ayer to remove Ordinance No. 8-2014 from the table for discussion. Motion carried. Unanimous.

After a lengthy discussion, motion by Mr. Quirion and seconded by Ms. Ayer to Table Ordinance No. 8-2014 until the next meeting. Motion carried. Unanimous.

UNFINISHED BUSINESS

1. Order No. 3-2015: Providing for Authorization for the Town Council Chair to sign an Employment agreement with Michael W. Heavener (hereinafter called the “Manager”) to perform the services of Town Manager. (Second Reading) Sponsored by Gerald Saint Amand.

Motion by Ms. Ayer and seconded by Mr. Twitchell to adopt Order No. 3-2015. A roll call vote was taken.

Patricia Ayer—Yes	Ben Twitchell—Yes
Jerry Quirion—Yes	Ray Caron—Yes
Ken Fletcher—Yes	Gerald Saint Amand—Yes

Motion passed, 6 – 0.

NEW BUSINESS

1. Order No. 4-2015: Providing for Authorization for the Town Manager to renew the Town’s existing Application Service Provider Agreement with Tyler Technologies, Inc. (First Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Fletcher and seconded by Mr. Quirion to accept the First Reading of Order No. 4-2015. A roll call vote was taken.

Ken Fletcher—Yes	Ray Caron—Yes
Jerry Quirion—Yes	Patricia Ayer—Yes
Ben Twitchell—Yes	Gerald Saint Amand—Yes

Motion passed, 6 – 0.

2. Resolution No. 9-2015: Providing for Authorization for the Town Manager to sign a Heating Oil Supply Agreement with Spring Brook Ice & Fuel Co. at a cost of \$31,827.50. (One Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to adopt Resolution No. 9-2015.  
Motion carried. Unanimous.

3. Resolution No. 10-2015: Providing for Application for a Class I Liquor License (Renewal) by Jeannine Hendsbee d/b/a Lobster Trap and Steakhouse, 21 Bay Street. (One Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to adopt Resolution No. 10-2015.  
Motion carried. Unanimous.

4. Resolution No. 11-2015: Providing for Authorization for the Town Manager to Contract with a Realtor to sell 0.74 Acres of Town Owned Land on Bizier Street. (One Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Mr. Twitchell to adopt Resolution No. 11-2015.  
Motion carried. Unanimous.

5. Resolution No. 12-2015: Providing for Authorization for the Town Manager to sign a Transfer of Custody Agreement with the Old Fort Western Fund Museum (City of Augusta). (One Reading) Sponsored by Gerald Saint Amand.

Motion by Mr. Quirion and seconded by Ms. Ayer to adopt Resolution No. 12-2015.  
Motion carried. Unanimous.

#### ADJOURNMENT

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

The meeting adjourned at 8:22 p.m.

ATTEST: \_\_\_\_\_  
Town Clerk of Winslow Maine