

**Town of Waldoboro, Maine
Board of Selectmen Meeting
Municipal Building
Minutes
Tuesday, September 9, 2003 6:00 p.m.**

I. Call to Order

The Board of Selectmen met at the Municipal Building on Tuesday, September 9, 2003 at 6:00 p.m. to conduct town affairs.

Members present were Kathleen Carroll, Rebecca Maxwell, Theodore Wooster, Steve Cartwright, and Gordon Webster. Staff present were Town Manager Lee Smith and Assessor's Agent Darryl McKenney. Others present were geologist Gary Smith, William Travers, Kathy Bach, Katrina Skov, Mark Berger and two media representatives.

II. Public Hearing(s) – None

III. Approve Consent Calendar.

On motion of Maxwell/Webster, the Board **VOTED: to approve the consent calendar as follows (Vote 5-0):**

- a. **Regular meeting minutes – August 26, 2003**
- b. **Special meeting minutes – September 4, 2003**
- c. **Warrants & Financial Reports:**
 - 1. **General Fund Warrants #9 and 10**
 - 2. **Payroll Warrants #9 and 10**

IV. Communications.

On motion of Cartwright/Maxwell, the Board **VOTED: To place the following correspondence on file:**

- 1. Notice of Lincoln County Budget Advisory Committee caucus scheduled for Thursday, September 11, 2003 at 7:00 pm at the Lincoln County Courthouse in the Commissioner's Hearing Room.
- 2. Notice of MMA Tax Reform regional meeting scheduled for Wednesday, October 8, 2003 at 7:00 PM at the Maine Municipal Association, 60 Community Drive, Augusta, Maine.

V. Committee & Department Reports

- 1. **Report of Selectman, Steve Cartwright regarding acquisition of the Cabot Property on Pine Street (Map U-11, Lot 18).**

Steve reported that there has been considerable interest expressed by townspeople in obtaining the Cabot property on Pine Street for a “green space” or park adjacent to the Medomak River. The town owns property on both sides of this 1.2 acre parcel. Mid Coast Realty in Woolwich has listed the property at a sales price of \$200,000. The owner is willing to negotiate and is interested in seeing this property being retained for public use.

Kathy Bach stated that there has been a positive response from people living on Pine Street and she thinks it would be a spectacular idea to obtain this property. She stated that there is a ton of commercial and recreational traffic using the public landing site, many days packed with clambers. The purchase would allow additional parking and support the clambers. It is used by everyone in town and is good for community access to the river. There is historical value associated with the property as a former shipbuilding site.

William Travers also spoke in favor of the purchase stating that the land needs considerable maintenance. His only concern is young children need proper supervision near the water’s edge.

Katrina Skov also spoke in support of the idea state that people needed a place to go for a picnic and this property is adjacent to beautiful waterfalls and the river.

Finally, Mark Berger stated that acquisition would be a way to improve the general feel of downtown and draw people in to spend time and money in the downtown area.

On motion of Maxwell/Wooster, the Board **VOTED: to authorize the town manager to define the issues and costs of obtaining the property and to enter into preliminary negotiations with the realtor.** (Voted: 5-0).

VI. Official Action.

1. \$850,000 Bond Anticipation Note Agreement for Public Works Garage.

The \$850,000 bond anticipation note agreement for the public works garage project was not available this evening from First National Bank. The bond opinion has been issued to the bank by our bond counsel and the note should be available for signing at the next meeting. The delay will not be a problem.

On motion of Wooster/Maxwell, the Board **VOTED: To table execution of agreement on the 1.81% note to the First National Bank of Damariscotta pending receipt of the agreement (Vote 5-0).**

2. **\$1,341,900 Bond Anticipation Agreement Extension for Water Project.**

Rural Development will not be able to close on the \$1,341,900 bond before September 17, 2003 and recommended that we obtain an extension on the bond anticipation note with the First National Bank of Damariscotta. The town manager has negotiated a 60-day extension on the note with the same terms and conditions as the original note.

On motion of Cartwright/Webster, the Board **VOTED: To authorize a 60 day extension on the \$1,341,900 Water Project Bond Anticipation Agreement with the First National Bank of Damariscotta under the same terms and conditions as the original note.**

3. **Amendment to Letter Agreement for Hydrogeologic Consulting Geophysics and Test Well Drilling.**

Geologist Gary Smith was present to explain that Goodwin Well & Water, Inc had mobilized to the site and test drilling was scheduled to begin on September 10, and extend through September 16, on sites on Wagner Bridge Road. Subsequent to the drilling test wells, water quality analysis would be completed. Applications for installation of 10" diameter wells for production purposes must then be made and approved by the Maine Department of Human Services to bring the wells on line. The goal is to obtain 299 gallons per minute of quality drinking water at these sites.

Gary Smith is requesting that the \$23,000 letter agreement be amended by \$7,300 to \$30,300 to continue service to the town.

On motion of Cartwright/Maxwell the Board **VOTED: To approve the \$7,300 "Amendment to Letter Agreement for Hydrogeologic Consulting Geophysics and Test Well Drilling, Winslows Mills Area" presented by Earth Tech, 500 Southborough Drive, South Portland, Maine. (Voted 5-0).**

4. **Letter to MDOT Rail Division**

On motion of Cartwright/Webster, the Board **VOTED: To send a letter to the Maine Department of Transportation Rail Division suggesting that the Division explore a possible commuter rail station in Waldoboro on Depot Street at the site of the old railroad station location. (Vote 5-0).**

5. **CMP Pole Permit, Old County Road.**

On motion of Webster/Cartwright, the Board **VOTED: To approve a CMP pole permit for the Old County Road on the Nobleboro end for a new house being constructed by Scott Barber. (Vote 5-0).**

6. Change Order #2, Wayne Excavators Contract for Water Main Installation.

The town manager presented draft Change Order #3 to the Natgun Tank Contract 03-3 prepared by Wright Pierce. The change represents a contract reduction of \$86,053 resulting primarily from savings in the area of ledge excavation. A net amount of \$55,192 will be available for transfer to the Kalers Corner project. Natgun holds the contract for construction of the 0.5 million gallon water storage tank.

Wright Pierce has prepared and presented Change Order #2 to the Wayne Excavation Contract 03-2. The \$243,135 change order is the cost of installation of 2,500 linear feet of 12" water main on Main Street from the intersection of Friendship Street, extending westerly 2,500 feet to Kalers Corner. The total cost of the project is estimated to cost \$305,917 including a \$29,885 lump sum bridge crossing over the Medomak River Bridge and \$62,782 in materials cost paid directly by the town to avoid the materials markup.

On motion of Cartwright/Wooster, the Board **VOTED: To approve Wayne Excavators Contract 03-2 Change Order #2 in the amount of \$243,135 for the installation of 2,500 linear feet of water main on Main Street from Friendship Street to Kalers Corner, including a lump sum of \$28,885 for the Medomak River bridge crossing. (Vote 5-0).**

VII. Executive Session(s).

1. General Assistance Appeal.

On motion of Maxwell/Cartwright, the Board **VOTED: To convene in executive session at 6:47 PM to consider a general assistance appeal.**

On motion of Webster/Maxwell, the Board **VOTED: To deny the appeal, as the applicant was not present. (Vote 5-0).**

2. Convene as Philbrook Fund Trustees.

On motion of Cartwright/Webster, the Board **VOTED: To authorize a payment of \$516.28 to Maine Medical Center to assist the applicant with medical bills.**

On motion of Cartwright/Maxwell, the Board **VOTED: To reconvene at 7:07 PM in regular session.**

VIII. Adjournment.

On motion of Wooster/Maxwell, the Board **VOTED: To adjourn at 7:07 PM and convene as a Board of Assessors.**

Kathleen M. Carroll, Chairman

Steven Cartwright

Prepared by:

Lee Smith
Town Manger

Rebecca B. Maxwell

Gordon E. Webster

Theodore M. Wooster

Board of Selectmen
Waldoboro, Maine