

**Town of Waldoboro, Maine
Board of Selectmen Meeting Minutes
Municipal Building
1600 Atlantic Highway
Tuesday, June 14, 2005 6:00 p.m.**

1. Call to Order.

The Board of Selectmen met at the Municipal Building on Tuesday, June 14, 2005 at 6:00 p.m. to conduct town affairs. The meeting was called to order by Chairman Kathleen Blodgett, with a quorum present.

Members of the Board present were Ted Wooster, Ellen Winchenbach, Rebecca Maxwell, Gordon Webster, and Chairman Kathleen Blodgett.

Staff present was Town Manager Lee Smith and Administrative Assistant Michael Ducharme.

Others present were resident Steve Cartwright, Rupert Neily and Jane Farlow from the Medomak Valley Land Trust, and Jennifer Merritt from the Waldoboro Business Association.

Representing the press was Michael Colbert from the Lincoln County News.

2. Citizen Comments. (for items not on the agenda).

None.

3. Public Hearing(s).

None.

4. Approve Consent Calendar.

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

A. Regular meeting minutes - May 24, 2005.

B. Warrants & Financial Reports:

1. General Fund Warrants 47, 48 and 49.
2. Payroll Warrants 47, 48 and 49.
3. Water Department Operating Warrant - #TBA.
4. Water Department Capital Warrant - #TBA.

C. Departmental Reports.

D. Financial Report for May.

5. Communications.

On the motion of Maxwell / Wooster, the Board **VOTED: To accept and place on file the following correspondence (Vote 5-0).**

A. Aqua Maine Support Services.

Aqua Maine, Inc. Vice President of Operations Richard Knowlton has submitted a written recommendation that a budget be established for operator support during construction completion and startup of the New Cross Street Pump Station. The budget would provide for Waldoboro's operator to be involved with installation and configuration of the plant control system, as well as receive training and maintenance instruction and be involved in startup and initial operation of the facility before normal operation.

The suggested budget would entail 10 hours per week from 11/14/05 to 12/30/05 and 40 hours per week from 01/03/06 to 01/17/06 for a total of 150 man hours. At an estimate of \$45.00 per hour, the recommended budget should be set at a minimum of \$6,750.00 for direct operator time.

B. Cumler & Lynch re: Quarry Hill Property Easement.

The letter from Town Attorney Peter Lynch is in reference to a petition from some of the registered voters to place an easement on town owned property on Quarry Hill to protect it from development.

C. Shellfish Committee Request to Open Pitchers Cove.

Shellfish Committee Chairman Abden Simmons conveys the desire of the Shellfish Committee to open Pitcher's Cove from 07/01/05 to 08/31/05 for harvesting, then close Pitcher's Cove from 09/01/05 until further notice.

D. Frank Lee re: Ambulance Service.

Resident Frank Lee wrote a letter to the Board commending the efforts of the Waldoboro Emergency Medical Services team and their professionalism during his recent medical emergency.

E. MDOT re: Jefferson Street.

The Maine Department of Transportation Assistant Director of Planning Dale Doughty responded to a letter from the Town Manager. Doughty states though the MaineDOT does not have the funding to construct sidewalks on Jefferson St. They will continue with the project as recently specified.

F. Cathrina Skov re: Land Use Ordinance.

Cathrina Skov wrote to urge the Board to place the vote on the proposed Land Use Ordinance on the Town Meeting Warrant. She feels the open forum of Town Meeting would help her make a decision not only on how the Ordinance would affect her, but also how the Ordinance would affect other citizens.

G. Robert Grant re: Land Use Ordinance.

Robert Grant wrote to express his disappointment in the Board's decision to remove the two articles pertaining to the prohibition of single-wide manufactured homes in the proposed Residential District from the town meeting warrant. He feels the Board has succumbed to "biased pressure" from those against the issue.

H. MDOT re: Mid-Coast Project Schedule.

The Maine Department of Transportation has submitted an update on their progress since they reorganized the 7 Division Offices into 5 Regions last year. This update also included a 2005 Mid-Coast Region Project Schedule.

6. Committee & Departmental Reports.

None.

7. Official Action.

A. Act to Sponsor Waldoboro Day.

1. Appoint Waldoboro Day Committee.
2. Approve Schedule of Events.

The Board reviewed the schedule of events for Waldoboro Day as presented by the Committee. The events would commence at 8:00 a.m. on June 18, 2005 and conclude at 11:00 p.m. the same day. The Great Fireworks Display is scheduled to start at 9:00 p.m.

3. Approve Waldoboro Day Budget.

On the motion of Wooster / Webster, the Board **VOTED: To appoint Bill Blodgett, Steve Cartwright, Clinton Collamore, Jane Dagley, Norm Golden, Randy Gross, Jim Letteney Jane Lichtman, Valerie Newcomb, Jeff Sprague, Beverly Slye, Joel Wentworth Jr., Jenn Whitehill, Jennifer Vannah, and Joan Vannah to the Waldoboro Day Committee, approve the Waldoboro Day Schedule of Events, and approve the Waldoboro Day Budget (Vote 5-0).**

B. Act on CMP Easement for Cross Street Pump Station.

An easement is needed before Central Maine Power can install poles and lines going to the new Cross Street Pump Station for power. CMP has sent their standard easement deed to be signed, which has been prepared to cover the location of electrical facilities on the Town's Cross St. property.

On the motion of Wooster / Winchenbach, the Board **VOTED: To grant an easement to CMP for the Cross Street Pump Station (Vote 5-0).**

C. Act on Affordable Housing Study Approach

After June 13, 2005 the Midcoast Housing Coalition and Eric Gallant of MCRPC are planning to write a housing assessment planning grant for Washington, Union, and Waldoboro once town approval is received. They are soliciting community input into what the Town wants in the application and what the Town wants out of the assessment. This is a free assessment of low income housing in the area. The last assessment was performed in 1980.

On the motion of Wooster / Webster, the Board **VOTED: To approve the affordable housing study (Vote 5-0).**

D. Act on MMBB Bond Anticipation Note

The Selectmen discussed the matter of financing acquisition and improvements and upgrades to the water system in Waldoboro.

On the motion of Wooster / Webster, the Board

VOTED: That pursuant to the Constitution and laws of the State of Maine, Title 35-A and Title 30-A, Section 5772 of the Maine Revised Statutes, as amended, and action of the voters of the Town at Town Meetings duly called and legally held on June 12, 1999, and June 14, 2001, and any other authority thereto enabling the Town of Waldoboro is authorized to borrow from the Maine Municipal Bond Bank State Revolving Fund (SRF), a principal amount not to exceed Two Million Twenty-Five Thousand Dollars (\$2,025,000) the proceeds of the loan to be used to finance improvements and upgrades to the Town's water system, including, but not limited to developing a new water source, constructing new pumping stations and water mains in Waldoboro (the "Project"), said loan to be evidenced by a General Obligation Water Bond of the Town of Waldoboro, for a term not to exceed 30 years to be executed on behalf of the Town by the Town Treasurer and counter-signed by at least a majority of the Board of Selectmen and to be at such interest rate may be established by the Maine Municipal Bond Bank and approved by the Treasurer and majority of the Selectmen with such maturities, and to be on such further terms and conditions as may be prescribed by the lender and agreed to by the Treasurer and at least a majority of the Selectmen (the "Bond").

VOTED: That in anticipation of the Bond and pursuant to authority cited in the above vote, the Treasurer and a majority at least of the Board of Selectmen of the Town of Waldoboro, Maine, are hereby authorized to execute and deliver the 2005 General Obligation Water Bond Anticipation Note of the Town in a principal amount not exceeding Two Million Twenty-Five Thousand Dollars (\$2,025,000) the proceeds of the loan to be used to finance improvements and upgrades to the Town's water system, including, but not limited to developing a new water source, constructing new pumping stations and water mains in Waldoboro (the "Project"), to be executed and delivered to the Maine Municipal Bond Bank on behalf of the Town by the Treasurer and countersigned by a majority at least of the Selectmen of the Town, such note to be for a term not to exceed one year, with interest payable at an interest rate of zero (0.0) per cent per annum, and to be on such further terms and conditions as may be agreed to by the Treasurer and a majority at least of the Selectmen of the Town (the "Note"), said Note to be dated on or about June 21, 2005. Interest on the Note shall be taxable to the holder thereof under existing applicable taxing authorities which is determined to be in the best interests of the Town.

VOTED: That the Chairman of the Board of Selectmen or the Treasurer be, and each of them hereby is, authorized to execute and deliver on behalf to the Town of Waldoboro a loan agreement or loan resolution for the issuance of the Bond and the Note in such form and with such terms as the Maine Municipal Bond Bank shall require.

VOTED: That the Chairman of the Board of Selectmen or the Treasurer be, and each of them hereby is, authorized to execute and deliver on behalf to the Town of Waldoboro an application to the Maine Public Utilities Commission for approval to issue long-term securities for the Bond.

VOTED: That all actions heretofore taken by the officers of the Town of Waldoboro relating to the borrowing from the Maine Municipal Bond Bank and issue of the Bond and Note be, and they hereby are ratified, approved and confirmed.

VOTED: That all actions heretofore taken by the municipal officers of the Town of Waldoboro relating to the issuance of the Town's 2005 General Obligation Water Bond and Bond Anticipation Note be, and they hereby are, ratified, approved, and confirmed.

VOTED: That the law firm of Eaton Peabody is hereby designated as bond counsel for the Town to advise the Town with respect to the issuance and sale of the Bond and Note, and to prepare documents and render opinions as may be necessary or convenient for the purpose.

VOTED: That the municipal officers and officials of the Town are hereby authorized to execute all documents and certificates, and to take all action, including affixing the seal of the Town, as may be necessary or convenient to carry out the full intent of the foregoing votes or any one of them. (Vote 5-0).

E. Conservation Opening of Pitcher's Cove (7/1/05 - 8/31/05)

This is an annual opening of Pitcher's Cove for the harvesting of clams.

On the motion of Maxwell / Wooster, the Board **VOTED: To approve the conservation opening of Pitcher's Cove from July 1, 2005 to August 31, 2005 (Vote 5-0).**

F. Act on Traffic Light Engineering Study (see 9/28/04 and 12/14/04)

On 9/28/04, April Lautman suggested a study be performed to assess the need of a traffic light at the intersection of Jefferson St. and Atlantic Hwy. The Board decided it might work to our favor to have the study done privately rather than have MaineDOT perform the study. The Town Manager returned to the Board on 12/14/04 with an estimate of \$2,500.00 plus expenses from Thomas Gorrill of Gorrill-Palmer Consulting Engineers Inc. to perform the study. Lautman felt the price was too high and suggested we let MaineDOT do the study. The board was meeting with the DOT on 2/08/05 and thought we should revisit this discussion after that meeting.

On the motion of Wooster / Webster, the Board **VOTED: To submit a request to MaineDOT asking them to perform a traffic light engineering study for the intersection of Jefferson St. and Atlantic Hwy (Vote 5-0).**

G. Act on Contingency Expenditure Requests

The Town Manager noted that some office equipment at the Town Office was in dire need of replacement and that some new equipment needed to be purchased in order to aid the town employees in their everyday tasks. He explained that now was the best time to purchase these items, being the end of the fiscal year.

On the motion of Maxwell / Winchenbach, the Board **VOTED: To authorize \$6,000 to be spent from the contingency fund at the Town Manager's discretion (Vote 5-0).**

H. Act on Street Name Requests:

1. Heron Cove (resubmitted).

There has been a second request to name a private way, off of the Back Cove Road, as Heron Cove. The date of the first request was July 14, 2003. The 911 Addressing Officer Darryl McKenney states this may cause confusion with the current road named Blue Heron Lane which is located off the Union Road. McKenney therefore recommends the request be denied.

On the motion of Maxwell / Winchenbach, the Board **VOTED: To deny the street name request of Heron Cove due to similarities with Blue Heron Lane and suggested the resident submit a different name (Vote 5-0).**

I. Town Meeting Warrant - Final Review.

The Board reviewed all of the articles on the warrant for a final time before Town Meeting.

8. Executive Session(s).

None.

9. Adjourn.

On the motion of Wooster / Winchenbach, the Board **VOTED: To adjourn at 07:00 p.m. (Vote 5-0).**

Michael C. Ducharme
Administrative Assistant

Kathleen M. Blodgett
Chairman

Rebecca B. Maxwell

Gordon E. Webster

Theodore M. Wooster

Ellen A. Winchenbach

Board of Selectmen
Waldoboro, Maine