

MINUTES

For a regular meeting of the Pittsfield Town Council held on Tuesday, June 6, 2017 at 6:30 pm in the Council Chambers.

PRESENT: COUNCILORS: Robert Stackhouse, Scott Strom, Michael Cianchette, Howard Margolskee and Marie Manning. **ABSENT:** Timothy Nichols and Heather Donahue. Also present: Town Manager Kathryn Ruth. Audience members included Jan Laux and Peter Logiodice III.

1. **Mayor Stackhouse** opened the meeting by leading the Pledge of Allegiance.

The Council observed a moment of silence.

2. Adoption of minutes of the Meetings held on May 16, 2017 and May 23, 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Margolskee** that the minutes of the meetings held on May 16, 2017 and May 23, 2017 be adopted.

VOTE: UNANIMOUS AYE

3. **PRESENTATIONS, CONGRATULATIONS AND INTRODUCTIONS:**

Community and Economic Development Activities and Events

Events being planned:

45th Central Maine Egg Festival scheduled for Monday, July 10, 2017 through Saturday, July 15, 2017

BikeMaine Event in Pittsfield on Sunday, September 10 and Monday, September 11, 2017 at Manson Park and Downtown locations

Report on New Business Activity & Opportunities in Pittsfield:

A. General:

Several business projects are in the works.

Trafton Plumbing & Heating, Inc. 613 Main Street Tax Map 11 Lot 7: The existing building will be demolished and a one-story plumbing and heating shop will replace it. The new building will support 3 utility vans that will be parked inside. He advised it is not a retail establishment.

At the Planning Board Meeting on June 14, 2017, the Planning Board will review the following projects:

1. Site Plan Review Pre-Application Conference by Central Maine Power Co. at Bean's Corner Road Tax Map 19 Lot 17

2. Site Plan Review Application by Outland Farm Brewery at 404 Phillips Corner Road, Tax Map 18 Lots 57 and 58

Dwayne Ames has just leased his building on Main Street (formerly South Main Street) where the auto repair shop was located and closed. He advises that this will be something between a Family Dollar and a Discount Store. The permit applications have been picked up so shortly we will know more.

A few private sector business activities remain under review and small projects continue to be underway. To address the few remaining available small locations, additional promotional pieces beyond our regular promotion of available properties had been provided to economic and community development resources and sites. As of the date of writing this agenda item, the Town continues to work on two proposals/ background materials for two business proposals/property inquiries on a regular basis. One additional project is not moving forward as the company cannot logistically move their multiple facilities this year to Pittsfield. The company plans to look at this option again later in 2017. Two other companies are looking at the Industrial Park Expansion lots.

The Town has received a number of new inquiries about available buildings in Town and provided information and assistance to business representatives collecting information on potential sites for their business or client. Some of the inquiries were from our website marketing materials while others were from the economic development information that we sent out on the internet. Still other inquiries were from advertising conducted on behalf of the property owners by their real estate agent or themselves.

For the UTC Factory, please see the lengthy history in prior meeting minutes. The property has been acquired by a developer who is located in Southern Maine. The property is being marketed by The Dunham Group for lease opportunities. The Town has contacted the Lead Generation company to discuss the project and future direction as the building is now owned by a developer. RCI is working on leads.

The Dunkin Donuts' restaurant received its Planning Board Site Plan Review approval on Monday, 02/08/2016. The Traffic Movement Permit was officially issued by MDOT and received by the Town later in 02/2016. The DEP Permit for the transfer of Somerset Plaza from Apple Mountain LLC to Dana Cassidy, the current owner, was received. The developer and the Plaza owner continue to work on this project. The plans have been received for the building and reviewed by the third-party inspector. The contractor has been hired and we have been advised that the company will hire local subcontractors.

The construction company has contacted the Town to start the sewer hookup process. On 09/01/2016, the Town received a copy of the DEP Site Location Permit for the project to proceed forward to construction.

The Town has been advised that bids are being sought on the project. The Dunkin Donuts project began at the Plaza on 10/11/2016. Site work is underway. The restaurant was to be built over the winter. The construction is now scheduled with the facility to open in late Spring 2017. The Town was advised that once the project starts up in Spring, it will be completed quickly. At the Planning Board Meeting on 03/13/2017, we were advised that the facility would be open by June 15, 2017. The new date is now July 15, 2017 which seems very do-able as ground work started in early May, 2017.

Cianbro Corporation officially purchased the Tech Center on Thursday, 02/18/2016 from the Pittsfield Economic Expansion Corporation. The building is under renovation inside as the building is to be tailored to Cianbro's needs. Cianbro has advised that now that they have completed their new Southern Maine location where they have a tenant that needed occupancy, that the company will be back working on the Tech Center. There has been some recent activity in the building. Mechanical work has been taking place in the facility over a multi-week period. Cianbro's plans for the facility to be their company-wide training center are now underway.

Cianbro Corporation's Pittsfield Solar, a 9.9 Megawatt Solar Array Farm received Site Plan Review approval at the 03/14/2016 Planning Board Meeting. This is the first approval in a number of approvals required for the project to be built. This project is currently going through the CMP review process and discussions. The project is under development planning and moving forward. We have heard of good progress and more land is being purchased. Updates and meetings have started up in 03/2017. Cianbro is in hopes that the project will move forward in May 2017 to be completed by year-end. This is a \$24 million-dollar project. Meetings are on-going. Approval to utilize the Town's right of way for electrical lines for the project was approved at the Council Meeting on May 16, 2017.

Bangor Savings Bank's proposed new bank facility on Somerset Avenue to be located next to Family Dollar was approved for its site plan review before the Planning Board. Neighbors in favor of the project attended. We were very impressed with the bank's plans for the property which will be an impressive addition to the community. The back of the lot will be left in its pristine natural condition. The engineering firm was very professional in its review and estimates that the bank will be in service in early 2018. The project has not yet begun.

The Town continues to work with an upcoming small company Innovative Specialties, with a great skillset seeking an expansion in our community in the Industrial Park Phase II. This item was on the agenda for the 04/19/2016 meeting with three actions listed and on the agenda for 05/03/2016 with two ordinances set to public hearing and a resolution. The CDBG grant was approved for submittal after a very positive public hearing was held. The grant application was filed by the deadline in May. The project was approved at the 09/12/2016 Planning Board Meeting. All grant paperwork for the Phase II Project Development was filed on time at the beginning of October. The project is under review by the State. An RFP was drafted by the Town and reviewed by the State for engineering assistance for Innovative Specialties. The RFP has been provided to the company along with a list of suggested engineers to contact as well as any engineers that Innovative Specialties would like to obtain pricing from for assistance with the building. The Town has received a

number of approvals and is awaiting the Town Attorney's review of the Side Agreement with Innovative Specialties, LLC so that we can execute all paperwork and start the project. The grant is in the process of encumbrance with the State of Maine. The engineering firm with the low bid was chosen by Chad Dow and is now working on the project's engineering required to obtain permits for construction.

The owner has requested that the engineering firm have the project ready to go out to bid in February 2017. As of the writing of this agenda item, the project remains at the Engineering firm. The Engineering firm has filed a revised site plan for review at the March 13, 2017 Planning Board Meeting. Approval was received. Additional clearing is required on the property and is expected to start this week. The first bills for reimbursement have been received for engineering. Once this project starts up, it will take 10-20 hours a week for months until completion. The bid package has been received for review. The project is out to bid with a due date for bids of May 01, 2017. Due to extensive engineering revisions, the due date for bids had to be moved back.

The Town Council signed the following Business Certificates in 2016:

1. Puretech Window Cleaning at 115 Main Street
2. Pittsfield Redemption Center at 418 Main Street (new facility under new management on the other side of town).
3. Andrea Amara for Andrea's Salon at 11 Huff Road for a hair salon.
4. Kimberly Wick for The Sitter Center Daycare at 50 Mount Road
5. Steven Lamarre for Off The Wall Collectibles at 129 Morrill Street
6. Bag End Suri Alpacas of Maine's new Farm Store at 226 Snakeroot Road
7. Dysart's expansion for restaurant seating in the North Main Street section of the building
8. Lisa Lewia, LMT with her massage therapy business at 15 Gleneagle Court. This is a home occupation.

The Town Council signed the following Business Certificates in 2017:

1. Eden Day Spa at 145 Main Street (the corner of Main and Central Streets)
2. Artful Alterations owned by Becky Thompson who has returned to our community.
3. A New You owned by Terri-Jean Wilkinson which is a new business to open at 113 North Lancey Street as of March 1, 2017.
4. Simply Efficient by Lorrie Farewell at 811 Main Street (to be signed at the 05/02/2017 meeting)

The Economic Development Lead Generation Project went well with the issuance of the Situational Assessment and recommendations for sectors to promote for business attraction for the UTC Facility, SAS Facility and the Pittsfield Industrial Park Expansion, Phase II. The final report was issued in February 2017. Lead generation is now underway. One lead was obtained to date. We were advised that the company had expressed interest in one of the facilities here in Town and has talked about coming to Pittsfield in February – March 2017. No further information has been received. In April, the Town Manager spoke with the Lead Generation company and will be arranging for the company to be called.

In addition, we will continue to work with several companies that wish to expand and/or locate in Pittsfield. These are on-going in the development and feasibility phases.

B. Properties for Sale:

1. SAS Property: Please see the lengthy history in prior meeting minutes. We are working with SAS intermittently to see if a company can utilize the factory for storage as it is great space that is going to waste. It has been very hard to have any type of deal for a business at this facility due to its current organizational structure. The interested company has made contact with the SAS representative and is awaiting approval. The Town then has followed up numerous times to request that there be a decision made. The Town has now learned that proposals will be reviewed on this property so we are working with a company on a proposal for a new manufacturing facility. The company is very interested in this facility. The company has been requested to provide their proposal for the project to the Town in writing so that we can proceed ahead. A proposal has not been received. It is reported that other parties are looking at the facility. The Town has requested that the company move forward. The Town has not been contacted regarding another non-business use of the lot, however, a project seems to be in the planning stages for the future. The property is not listed for sale. The State of Maine called about the building in late Feb. 2017.

C. Projects Under Review:

American Legion:

The American Legion's demolition project is well underway with the building coming down the week of September 12, 2016. The demolition was concluded by September 23, 2016. Now the Legion is working on the details for the foundation. The site looks great! There have been many good comments about how nice the area looks. The foundation has been filled in. The American Legion is looking at options for a modular unit for the property. This is such an improvement to the neighborhood. A project is in the process of being planned.

D. Somerset Avenue Projects:

Report on Somerset Avenue Sidewalk Project and Impact of the Somerset Avenue Mill & Fill Project.

The Town inquired into the changes made in the road by MDOT during the paving in the Mill & Fill Project and the resulting water issues by Hartland Avenue. On 12/07/2015, the Public Works Foreman met with the Bangor Division Engineer John Devin about the continuous water problems at the end of Somerset Avenue and its intersection with Hartland Avenue, a very flat area without enough catch basins in the State system after the mill and fill project. To date, the Town has not been contacted with the proposed solution. MDOT has been trying to clean out and explore the catch basin system on Somerset Avenue due to issues.

There has not been any progress on the drainage issues on the State's road. Multiple requests have been made and to date, the Town cannot get an answer on how MDOT will resolve the extensive drainage issue on the section of Somerset Avenue prior to Hartland Avenue.

E. Report on Meetings & Events:

Report on Meetings:

HealthySV Finance Committee Meeting on Wednesday, May 17, 2017 at 9:00 am at 167 Leighton Street

Kennebec Regional Development Authority (KRDA) FirstPark Executive Committee Meeting on Thursday, May 25, 2017 at 5:00 pm

Theatre Committee Meeting on Wednesday, May 31, 2017 at 6:00 pm

Sebasticook Valley Chamber of Commerce Board of Directors Meeting on Thursday, June 1, 2017 at 5:00 pm in Palmyra

Upcoming Meetings:

200th Anniversary Committee Meeting on Wednesday, June 7, 2017 at 12:00 noon at the Pittsfield Public Library Warren Community Room

Central Maine Egg Festival Regular Meeting on Thursday, June 8, 2017 at 6:30 pm

Planning Board Regular Meeting on Monday, June 12, 2017 at 7:00 pm

Kennebec Valley Council of Governments Board of Directors and General Assembly Meeting on Tuesday, June 13, 2017 at 9:30 am in Fairfield

Kennebec Valley Comprehensive Economic Development Strategy (CEDs) on Tuesday, June 13, 2017 at 11:30 am in Fairfield

4. PUBLIC HEARINGS: NONE

5. REPORTS:

A. COUNCIL COMMITTEES: FINANCE, ORDINANCE & RECYCLING: None

B. BOARD AND COMMITTEE UPDATES BY TOWN COUNCILORS AND MANAGER

Councilor Margolskee provided an update on the progress to restore the cupola which is coming along well. The Hathorn cupola is in much better condition than one would think. He reported that the contest submittals were due on May 31 and will be discussed at the Bicentennial Committee meeting tomorrow at 12:00 noon at the Library. Jan Laux was invited to discuss the Committee's projects. Councilor Margolskee and Executive Committee member Jan Laux discussed an upcoming purchase of tee-shirts and hats to be sold as a fundraiser and to raise awareness of the upcoming Bicentennial.

Councilor Manning passed out written reports for the Theatre Committee and SVTV. After reporting on the upcoming fundraiser to celebrate the 40th Anniversary, she proposed a position be added to the Theatre with the skills to do the much needed marketing, publicity, event planning, sponsor generation and grant sourcing that are essential if the theater is going to operate in a way that does not continue to cost the taxpayers tens of thousands of dollars each year. She advised that we need to determine what skills would most be beneficial to have from our committee members and seek to gather residents to participate who have those skills. The Town Councilors did not have any comments.

For SVTV, **Councilor Manning** advised of current promos about the station and that they are in the process of recruiting for the advisory council. She and Mark have a little more research to do prior to negotiating with the cable company. She advised that the proposed new contract is not very good for the Town. There was a lengthy discussion regarding the franchise agreement, terms such as a 5% fee vs a 3% fee, the history of cable in the community and next steps which resulted in many questions being posed by Councilors.

C. TOWN MANAGER'S REPORT

1. The FYI Folder: FYI Folder which contains items that come in between the Town Council Meetings has the following this evening: READ List.

2. Pittsfield Public Library News: The Friends of the Pittsfield Public Library will meet Wednesday, June 14 at 1:00 in the Warren Community Room at the Pittsfield Public Library. All members and prospective members are invited to attend. The Friends support quality library service through fund raising, volunteerism and serving as advocates for the library's programs. They provide funding for special library projects, programs, and library beautification. Current fund raising projects include used book sales and a bottle drive at the library; more ideas are welcome.

3. Central Maine Egg Festival to be a "Musical Egg-spression" for its 45th Year:

The next Central Maine Egg Festival Planning Meeting will be held on Thursday, June 08, 2017 at 6:30 pm in the Council Chambers - come to help and support your EGG FESTIVAL for the children, our non-profits and our community to help keep the traditions alive! The 45th Year Egg Festival will be held on Monday, July 10 - Saturday, July 15 with the Kiwanis Karnival expanded to 4 days for the first time in our history. The Karnival will be here Wed., July 12 - Sat., July 15.

Our 45th Year Egg Festival will be exciting and such a dynamic event needs an equally dynamic theme. We received an amazing number of entries for the Egg Festival Theme - in fact, more than we have ever received for all of our past contests. The Egg Festival Committee chose the theme idea submitted by Kathryn Miller of Pittsfield. The 45th Egg Festival theme will be "Musical Egg-spression". Kathryn is a musician and piano teacher so she is very excited to join in the fun this year!

Please join our volunteers on June 08, 2017 to brainstorm ideas and activities to plan out this year's celebration. We need help to have a great Egg Festival and keep this tradition alive. You do not have to be on the Committee, just drop by to help out on some important projects and/or to find out how you can join in on an activity or event of interest. There will be a lot of "musical egg-spressions" this year! If you would like to volunteer, but cannot make the meeting, please contact Kathryn at the Town Office (487-3136) or townmanager@pittsfield.org Lots of free activities including some new ones – Wooden Egg Decorating for the children at the Library; a Farmers Market at Hathorn Park for everyone and all of our old favorites. READ the Entertainment Listing.

4. Pittsfield Summer Concert Series: The Concert Series organized by our Super Hard Working Volunteers and sponsored by our local businesses kicks off on June 28 with Red Eyed Fox. A complete listing of these FREE concerts is at the Town Office, town website and at their Facebook page at @hathornparkmusic. See the list of concerts.

5. Pittsfield Theatre Committee Fundraiser for our Theatre Revitalization: Roger Moore is James Bond 007 in “The Spy Who Loved Me” which will be shown to celebrate the Town of Pittsfield’s 40th year anniversary of ownership of the Theatre: Relive the 70’s Entertainment with a 70’s Costume party. Tickets are \$10 each with the movie at the Theatre and a 70’s Dance at the Elks Lodge afterwards on Friday, June 9 beginning at 6:30 pm. The dance is around 9 pm – 12 pm. The Town Manager noted that people here do not buy tickets ahead of time so they will be buying them at the door.

6. Hooked on Fishing Outside Recreational Opportunity for Youth: Read Notice

7. Safety Grant Received: Congratulations to our Safety Coordinator Donnie Chute for traffic Safety Equipment being signs and a led Traffic Control Arrow Board to put on the back of a truck for accident scenes and possibly other work details.

6. NEW BUSINESS:

RESOLUTION 17-55: Resolved that the Town Council approve the request to seek proposals for the new 2016 or newer 4-wheel drive one ton dump truck with plow with options for Alternate Dump Body and Sander and authorize the Town Manager and Public Works Foreman to seek bids for same.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Resolution 17-55 be adopted.

The Town Manager noted the Public Works Foreman requests that a Request for Proposals be issued again. He received bids last year and did not feel they were financially viable for the town and decided to make some changes to the bid specs. Therefore, we would be obtaining Proposals for the new 2016 or newer 4-Wheel Drive One Ton Dump Truck with Plow with Options for Alternate Dump Body and Sander and Authorize the Town Manager and Public Works Foreman to seek bids for same.

The Highway Equipment Reserve has \$163,077.13 as of 04/30/2017.

VOTE: UNANIMOUS AYE

RESOLUTION 17-56: Resolved that the Town Council authorize the Town Manager and Assistant Treasurer to transfer and expend up to \$280 from the Hooked on Fishing Account at Peoples United Bank (G 1-104-06) for the 2017 Hooked on Fishing School and Community events in June 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Resolution 17-56 be adopted.

The Town Manager noted it is time for Hooked on Fishing activities again this year. The fishing activities for the 4th grade will be held on Friday, June 09, 2017. The fishing activities for the community will be held on Saturday, June 10, 2017 from 8:00 am – 12:00 noon. All activities will be at Manson Park.

In response to a question, the Town Manager advised that the cost will be less, however, in case there were any last minute purchases, we listed the agenda item at \$280. This will avoid the situation of having to process a second Resolution.

In response to a question from **Councilor Margolskee**, the Town Manager advised that the Hooked on Fishing Account has a balance of \$5,035.39 as of 04/30/2017 which is a Special Revenue account specifically for this project.

VOTE: UNANIMOUS AYE

RESOLUTION 17-57: Resolved that the Town Council abate two tax accounts assessed to MIP Tower Holdings, LLC on Map 18, Lot 21, being the 2014 and 2015 tax years pursuant to Title 36, Section 841, abatement procedures.

Moved by **Councilor Cianchette** and seconded by **Councilor Strom** that Resolution 17-57 be adopted.

The Town Manager noted the Town Council received a write-up and recommendation from the Tax Assessor William Van Tuinen regarding background on Map 18, Lot 21 assessed to MIP Tower Holdings, LLC.

Basically, this account has been the source of mass confusion starting with the receipt of two separate filings from two different companies for two different towers on a property which was in actuality one tower. However, due to all the confusion, the tower was assessed twice and needs to be abated in order to be cleared off the Town's books.

VOTE: UNANIMOUS AYE

RESOLUTION 17-58: Resolved that the Town Council Sign the Warrant and Notice of Election to Call the MSAD #53 Budget Validation Referendum to be voted on June 13, 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Manning** that Resolution 17-58 be adopted.

The Town Manager noted regular housekeeping process by MSAD #53 and a requirement of the State law to call the Referendum.

VOTE: UNANIMOUS AYE

RESOLUTION 17-59: Resolved that the Town Council sign the Application for Catered Function by Qualified Catering Organization for the MCI Trustee Emeritus Dinner to be held on 06/16/2017 from 5:00 pm – 7:30 pm at Maine Central Institute by qualified caterer Jeff's Catering & Bake Shop.

Moved by **Councilor Cianchette** and seconded by **Councilor Manning** that Resolution 17-59 be adopted.

The Town Manager noted the Town Council is required to review and approve applications for catered functions in the community. Jeff's Catering & Bake Shop is a qualified cater and does an excellent job. MCI holds a number of catered events each year.

VOTE: UNANIMOUS AYE

RESOLUTION 17-60: Resolved that the Town Council set the Town Council Meeting Schedule for Summer 2017.

Moved by **Councilor Cianchette** and seconded by **Councilor Margolskee** that Resolution 17-60 be adopted.

The Town Manager noted traditionally during the Summer, the Town Council has scheduled one meeting per month. This year as it is likely that we will have items scheduled for the second meeting in June on June 20, 2017, it is recommended that the Summer Schedule be:

Tuesday, July 18, 2017 (week after Egg Festival is concluded)

Tuesday, August 15, 2017 (mid-month)

After discussion on the dates, the Town Councilors were agreeable to the schedule.

VOTE: UNANIMOUS AYE

7. DISCUSSION ITEMS:

Updates – Financial:

- A. Financial Reports as of 04/30/2017
 - Budget Expenditure Report
 - Revenue Collections Report
 - Tax Acquired Property Report
 - Economic Development Revolving Loan Update
 - Housing Revolving Loan Update
 - Transfer Station/Recycling Monthly Report
 - Theatre Monthly Report
 - Excise Tax Collections Comparison Report
 - State Revenue Sharing Comparison Report

- Personal Property Tax Collection Report
- Real Estate Property Tax Collection
- B. Other Reports as of 04/30/2017
 - Building and Plumbing Permit Reports
 - Library Report – Librarian’s and Library Trustees Minutes
 - Police Report

The Town Manager advised of the following:

Budget Expenditure Report: 33.3% of period; 30.8% municipal, 27.6% municipal, water & sewer (depreciation and transfers done by Auditor so percentage will increase)

Revenue Collections Report: 33.3% period; 18.6% municipal, 21.9% municipal, water & sewer

Excise Tax Collections Comparison Report: For this period, \$-9,136.09 behind 2016 collections at this time of the year.

State Revenue Sharing Comparison Report: For this period, \$-1,456.03 behind the 2016 collections. This account needs to be watched closely as it continues to fall behind.

The remainder of the Financial Reports are self-explanatory.

Updates – General:

Water Projects/Issues:

In the past few weeks the water and sewer departments have been busy with the following: Daily duties; customer service; turned on seasonal services; hydrant replacement; leak locating; wastewater plant adjustments; and monthly sampling.

Also the departments assisted other departments as follows: (1) Cemetery: Dug graves; reset headstones; mowing; training cemetery staff to use excavator; and (2) Public Works: Assisted with opening the pool; hanging flags; the Birchwood Terrace drainage issue; and fixed driveway washout on Stinson Street..

Sewer Projects/Issues:

Same as above

North Main Street Water and Sewer Project: Ranger Contracting was in town two weeks ago to finish the lawn work that was left from last season. They did loam and seed the areas that they had disturbed. It is anticipated that they will have to come back due to rain washouts to redo some areas. Since it has rained nearly every day since then, the Assistant Water/Sewer Superintendent has not called them back yet. The paving of the road edge and a few driveways were completed.

All in all, Scott is very happy with the quality of work performed by Ranger. I have asked him to check with the property owners along the road to make sure that all is fine with them.

Economic Development CDBG for Innovative Specialties, LLC: There were issues with the bid document which Chad advises me adds on to all the issues with the engineering. The bid results were received. The expansion project bid out by the engineering firm in the midst of a busy building season resulted in highly expensive bids. We are reviewing options. The State will grant an extension and is offering advice. I have advised Chad that the State of Maine and the Town are behind him. He has confirmed that his bank remains behind him in support.

Police Chief Recruitment Process: The Town has received 13 completed applications for the position. The Town Manager read and ranked them. Since many people are from out of state, we are going to need to provide them with 2 weeks' time to obtain plane tickets or make other arrangements to get here. We decided to conduct phone conferences on Tuesday, May 30, 2017. 8 interview offers were made and 8 accepted. When it came time for the interviews, 1 cancelled out just before the interview indicating that he would be staying with his current employer and 1 did not answer several calls and was removed from the list. 6 interviews were then conducted. Several applicants did extremely well on their interviews and all did well overall. The applicants have been advised that Councilors are on vacation for a few weeks and back by June 23. I am conducting preliminary background reviews in the interim and then people will be contacted regarding the second interviews. We would like to conduct the second interviews by video conferencing so we will run a practice session. Hopefully we can conduct second interviews the last week of June 2017.

Tax Acquired Property Bid: The bid is out with the bids due by June 21, 2017 at 11:00 am. There has not been much interest. If we do not get bids, we will need to brainstorm about how to dispose of these two properties and hopefully acquire some of the back taxes.

30 Day Notices for 2016 Taxes: Last year there were 169 liens recorded at the Registry in June. We have issued 219 30 day notices at this time. The figure is inflated by 46 30 day notices for the LaPointe, Heirs of Subdivision lots off Leighton Street as well as Fairview and Curtis Streets. Therefore, once as many 30 day notices are paid off as possible prior to filing date at the Registry of Deeds, we will likely have less tax liens than last year.

44 Lot Subdivision to be sold: Map 30 Lots 8-70 to 8-114: Carl Snow, a developer representing an owner, his engineer Jim Kiser and project owner Brian Cutin were in the Town Office to discuss building streets with speculation home on these lots. The Code Enforcement Officer advises that he discussed that the streets, water lines and sewer lines would need to be built to town requirements. Streets/water/sewer would need to be inspected while being built. Once built they could partition the town to accept. However, there would be no guarantee that streets/water/sewer would be accepted. Steve Seekins advised that an entrance permit from the Maine DOT would be needed. Steve Seekins advised that engineered drawing of the streets/water/sewer would be needed and the town may want a third-party engineer review. Steve Seekins was asked to provide list/timeline of needed permits and process. Would bonding be needed? Who approves what? Steve Vance stepped

in to the meeting for a short time. Peter Snow advised they are in land purchase closing process. Inheritance tax by the present owner is still need to be resolved.

8. REPORTS: Audience, Council

Audience: None

Council:

Councilor Manning: Sending out love to the Jones family who recently lost their home in a fire. Advised they are both ok and thankfully had home insurance. Thanked Jan and Barb for creating the Summer Concert Series. Announced there is a book launch on June 7 at 4 pm for a student recently graduated from MCI. She is helped her on her senior project. Went to the Farm House to meet with Heather for breakfast this weekend. Noted it is nice to have another option in Town. They are having a wonderful menu for brunch on Father's Day. Councilor Manning questioned the airport hours as it seems planes are going in and out all night. The Town Manager advised that people are most likely hearing the military helicopters that train there or the flights looking for marijuana. The military and drug enforcement utilize the airport. Noted that there is a feral cat problem in Town. Sometimes it is hard to say if they are feral or free range cats. The Town Manager advised that there have been families that abandon their cats when they move. If we know where there is a cat problem, we can work with the property owner to lend them have a heart traps.

Councilor Donahue: Absent.

Councilor Margolskee: Noted that summer weather is here and the first bonfire of the year is this coming Friday. Inquired if anything had progressed on the removal of the trailer on North Main Street? The Town Manager noted that the owner has contacted the Transfer Station for pricing on a dumpster. She advised that the Code Enforcement Officer needs to establish a due date to move this along.

Deputy Mayor Nichols: Absent.

Councilor Strom: Attended MCI's graduation on Sunday. They had 110 graduates this year. At the State House there was a vote today that will give each municipality the ability to make any public building weapon free. This may be a veto waiting to happen. He may not be able to make it for the next meeting due to the State budget discussions. The Memorial Day parade was really nice this year. Spoke with Bud Jones and is amazed at his spirit.

Councilor Cianchette: No report.

Mayor Stackhouse: Noted that the Jones are such a nice family and it is horrible that they had to go through this. Advised the Town Manager to keep up the great work upstairs. Noted that the Town Manager works all the time and we know that it is not easy. Mayor Stackhouse stated that West Street is so bad people almost cannot drive down it and requested that something be done. The Town Manager noted it is on the Public Works To

Do List which is very large. She advised that she will talk with the Public Works Foreman about this need and establish a due date.

9. EXECUTIVE SESSION: NONE

10. ADJOURNMENT

Motion by **Councilor Cianchette** and seconded by **Councilor Donahue** hat the meeting be adjourned at 8:17 p.m. All in agreement.

VOTE: UNANIMOUS AYE

Nicole Nickolan, Town Clerk