

BOARD OF SELECTPEOPLE - TOWN OF MACHIAS

MARCH 13, 2019

A meeting of the Machias Board of Selectpeople was called to order at 6:00 PM by Chairman Josh Rolfe. In attendance were Board members Bill Kitchen, James Whalen, and Glenn Davis; Town Manager Christina Therrien; Secretary Cathy Lord; Ed Pellon, David Clark, Mary Angarola, Bruce Smith, Peter Jackson, Jacob Van de Sande, Sarah Dedmon.

1. MINUTES - REVIEW AND ACTION

On a motion by James Whalen, seconded by Glenn Davis, the Board voted to approve the minutes of the February 27, 2019 Board meeting.

2. WARRANTS - REVIEW AND ACTION

On a motion by James Whalen, seconded by Glenn Davis, the Board
VOTED:

To approve municipal warrant #72 in the amount of \$11,279.70; to approve municipal warrant #73 in the amount of \$268,306.35; to approve municipal warrant #74 in the amount of \$14,184.64; and, to approve municipal warrant #75 in the amount of \$203,107.66 .

On a motion by Glenn Davis, seconded by James Whalen, the Board
VOTED:

To approve school warrant #37 in the amount of \$166,133.95 .

3. MBACC - ANNUAL DINNER AND AWARDS INFORMATION

Ms. Therrien informed the members of the Board that the Machias Bay Area Chamber of Commerce annual dinner is scheduled on April 26th at the Pellon Center; she noted that the MBACC is also taking nominations for Business of the Year, Employee of the Year, and Volunteer of the Year. Ms. Therrien said that she would give the Board time to consider if they want to make a nomination(s) and will place this item on the Board's next meeting agenda. Mr. Rolfe suggested that individual Board members let the Town Manager know what ideas they are having about a nomination(s).

4. INFORMATION - JACOB VAN DE SANDE - REDEMPTION BUILDING ON MAIN STREET

Mr. Jacob Van de Sande representing the Maine Coast Heritage Trust updated the Board regarding plans that he had previously spoken to the Board about for the riverside redemption center building (Note: Mr. Van de Sande had met with the Board several months ago when he initially put forth the concept of the Town owning this building). Mr. Van de Sande noted that he has more information to provide to the Board since his

initial meeting with them. He advised the Board that he had secured an option to purchase the building (\$152,000. agreed upon purchase price); he explained that the plan is for the MCHT to make a grant to the Town and the Town will in turn use the grant monies to purchase the building. Mr. Van de Sande noted that CES will be conducting a Phase I environmental survey of the building site. Mr. Van de Sande suggested that the Board use a warrant article to allow the citizens to vote on the acceptance of the grant and he informed the Board that there would be some funding in the grant to cover the costs of demolishing the building. Mr. Van de Sande told the Board that it is hoped that by demolishing the building the Town will have the means to provide public access to the waterfront. Mr. Van de Sande added that he would look at costs of long-term maintenance and landscaping for the property, as well.

Mr. Rolfe stated his concern on the actual costs of the demolition; he pointed out the building's proximity to the water and therefore implications for increased clean-up costs. Mr. Rolfe added that this site would be perfect for the continuation of the park area in this vicinity (Norman Nelson Park). Mr. Van de Sande said that he could take some time to look into the exact costs of demolition. Ms. Therrien noted that it would be nice to include some type of public restroom such as a port-a-potty on the site.

Mr. Whalen noted several concerns he has regarding this project. He advised that there are outstanding taxes (\$3400.) owed on the building, he questioned if this was the best time to be completing such a project, and he pointed out that this building has "a history" of many past uses along with these implications and he cautioned that the Town does "not need an additional headache to worry about".

Mr. Van de Sande concluded by restating the need for the warrant article and a citizen vote on acceptance of the grant. Mr. Whalen added the the town's attorney will need to review all aspects of this project to safeguard the town's involvement. The members of the Board discussed items that will be put before the town's citizens at a special town meeting. The Board thanked Mr. Van de Sande for his efforts on behalf of the Town of Machias.

5. TOWN REPORT - BID OPENING

The Board reviewed the specifications for the printing of the annual town report. Members of the Board opened the bids received in response to the request for proposals.

Bids:

Bangor Letter Shop - \$2574.30

Snowman Group - \$1863.84

Albison's Printing - \$2146.85

County Wide Newspaper - No Bid (Note: envelope was marked as a bid but did not meet bid specifications since there was no stated bid price for printing the reports)

Walch Printing - \$2346.50

On a motion by Glenn Davis, seconded by James Whalen, the Board

VOTED:

To award the bid for the printing of the annual town report to the low bidder Snowman Group in the amount of \$1863.84 .

6. CAREER AND TECHNICAL SCHOOL GRANT

Mr. Rolfe noted that he and other members of the Board had attended a three and a half hour meeting on the \$2.1 million career/technical school grant. He pointed out that the major issue discussed by the school districts involved in the grant was a consensus on placement of the program. Mr. Rolfe noted that districts on this side of the county want the program based in Machias and districts to the west want the program located on that side of the county. Mr. Rolfe noted that there are several reasons to locate the program in the Machias area: (1) availability of a building that meets the needs of the program (former car dealership building), (2) location of a hospital in the immediate vicinity of the program, (3) availability of police/fire/ambulance services, (4) locations of auto parts businesses, and (5) availability of town water and sewer.

Mr. Whalen suggested addressing a letter to the State asking for comparable funding for a career/technical program; he noted that other areas of the State have received millions of dollars for career centers. Mr. Rolfe suggested that the Board draft a statement of support for locating the program in Machias to be strongly worded to assert that the Machias Board of Selectmen are unwilling to jeopardize grant monies for the sake of "drawing a line in the sand". Mr. Whalen added that the Board will only support placement of the program in Machias. Mr. Kitchen urged the other members in the Board who feel that the car dealership building is the best option for the location of the project to make this priority known.

Mr. Rolfe noted that there is a school board meeting scheduled on March 18th at 5:30 PM and that members of the Board attend to discuss the program/grant with the school board.

On a motion by Glenn Davis, seconded by Bill Kitchen, the Board voted to adjourn the meeting at 7:00 PM.

COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

PUBLIC HEARING

7:00 PM

Mr. Rolfe announced a public hearing at 7:00 PM to receive public comments and answer questions on an application submitted by the Town of Machias to the State of Maine's Community Development Block Grant program for funding of a Downtown Revitalization Grant. In attendance were Josh Rolfe, Bill Kitchen, James Whalen, Christina Therrien, Cathy Lord, Ed Pellon, Mary Angola, David Clark, Sarah Dedmon, Harper Dean, Catherine Cannon, Chris Muller, Tora Johnson, Judy East, Jim Jackson, Ali Lemer.

Town Manager Christina Therrien explained that the grant request would address issues in the downtown area and correct deficiencies such as ADA compliant sidewalks, improvements to curbing, improvements to downtown lighting, removal of bump-outs, and the addition of green space to the area. It was noted that the State has only \$300,000, in grant monies to disperse this year and that the Town is applying for \$100,000. of that total pot of money. Ms. East noted that the application is due March 29th with the awards being announced sometime in May.

Summary of Public Comments

- *concern of the condition of the sidewalks, ability to walk on the sidewalks in winter
- *new construction activity driving the need for improvements in the downtown area
- *problem of business owners allowing the Town to place municipal lighting on their buildings, liability questions?
- *combination of public/private investment is positive
- *very competitive this year
- *support for application from the Board of Selectmen
- *ADA data included in the application

Ms. Therrien thanked everyone for attending and supporting the submission of the grant application.

Mr. Rolfe adjourned the public hearing at 7:22 PM.