

Note: Before beginning the meeting, those assembled stood and recited the Pledge of Allegiance

BOARD OF SELECTPEOPLE - TOWN OF MACHIAS

JUNE 8, 2022

A meeting of the Machias Board of Selectpeople was called to order at 6:05 PM by Chairman Paula Johnson-Rolfe. In attendance were Board members Leslie Haynes, James Jackson, Sandra Sinford, and Carole Porcher; Town Manager Bill Kitchen; Secretary Cathy Lord; Town Clerk Sandra Clifton; Police Chief Keith Mercier; Scott Porter, Tim Mace, Jacob Patryn, Debbie Farrah, Teresa Saddler, Lois Jackson, Ed Pellon, William Heller, Kevin Millay, Jason Prescott, David Clark, Mary Angarola, Ben Edwards.

1. MINUTES - REVIEW AND ACTION

On a motion by James Jackson, seconded by Carole Porcher, the Board voted to approve the minutes of the May 25, 2022 Board meeting. (Note: under Item #5A the acronym MMA refers to Maine Municipal Association)

2. WARRANTS - REVIEW AND ACTION

On a motion by Leslie Haynes, seconded by Sandra Sinford the Board
VOTED:

To approve municipal payroll warrant #100 in the amount of \$20,397.93 and to approve municipal payroll warrant #102 in the amount of \$19,474.73 .

On a motion by Sandra Sinford, seconded by Leslie Haynes, the Board
VOTED:

To approve municipal accounts payable warrant #99 in the amount of \$100,843.03 and to approve accounts payable warrant #101 in the amount of \$216,414.48 .

On a motion by Sandra Sinford, seconded by Carole Porcher, the Board
VOTED:

To approve school warrant #60322 in the amount of \$374,196.38 .

Ms. Johnson-Rolfe pointed out that this was Mr. Jackson's last meeting as a member of the Board. She expressed the Board's appreciation to Mr. Jackson and commented that Mr. Jackson has been a great asset to the Board.

3. BID OPENING - GAFFNEY ROOF REPLACEMENT

Ms. Johnson-Rolfe noted that the the bids for the Gaffney roof replacement had been previously tabled as recommended by Mr. Porter and were re-scheduled to be opened at tonight's meeting. Ms. Johnson-Rolfe read a synopsis of the bid specifications noting that the work was to be completed by 8/10/22. The Board opened the bids received responding to the request for bids.

Bids:

Triumph Roofing Inc. (MA) - \$288,750.00 with check in the amount of \$14,437.50 included
G.R. Roofing LLC (ME) - \$398,000.00 with check in the amount of \$19,900.00 included

On a motion by Carole Porcher, seconded by Sandra Sinford, the Board
VOTED:

To award the bid for roof renovations to the Rose Gaffney Elementary School to Triumph Roofing Inc. in the amount of \$288,750.

Mr. Porter noted that the Town Manager acting as the municipal representative would need to sign the contract with the bidder.

4. BID OPENINGS - TAX-ACQUIRED PROPERTIES

Members of the Board opened the bids received on tax-acquired property.

23 Smithfield Drive (land & building) minimum bid of \$7,800.

- Arina Pocress: bid of \$27,000. with check for 10% included with bid
- Arina Pocress: bid of \$37,000. no check for 10% included with bid
- Walter Moody Sr.: bid of \$10,000. with check for 10% included with bid
- Geena Laraway: bid of \$14,751. with check for 10% included with bid
- Positive Development Me LLC.: bid of \$31,111. with check for 10% included with bid
- Gary Huntley: bid of \$7,910. with check for 10% included with bid
- Casey Taylor: bid of \$13,500. with check for 10% included with bid
- Nick & Lillian Faulkingham: bid of \$23,200. with check for 10% included with bid
- Ariel Wannemacher: bid of \$25,000. with check for 10% included with bid
- Ken Davis: bid of \$28,850. with check for 10% included with bid
- Ann Brown: bid of \$12,000. with check for 10% included with bid
- Charlie Ewing: bid of \$16,157. with check for 10% included with bid
- Aardvark Enterprises & Associates: bid of \$35,000. with check for 10% included with bid

6 Cross Road (land) minimum bid of \$675.

- Aardvark Enterprises & Associates: bid of \$15,000. with check for 10% included with bid
- Nevaeh Skinner (note: name not on bid form): bid of \$1,250. with check for 10% included with bid
- Mark Monti: bid of \$1,200. with check for 10% included with bid
- Positive Development Me LLC.: bid of \$2,111. with check for 10% included with bid
- James Dahl: bid of \$4,000. with check for 10% included with bid
- Isaac Roberts: bid of \$3,000. with check for 10% included with bid
- Nick & Lillian Faulkingham: bid of \$755. with check for 10% included with bid
- Allen Huntley: bid of \$1,000. with check for 10% included with bid
- Kyle Lamson: bid of \$1,500. with check for 10% included with bid
- Ann Brown: bid of \$3,000. with check for 10% included with bid
- Oscar & Donna Reed: bid of \$3,050. with check for 10% included with bid

50 Elm Street (land) minimum bid of \$4,663.

- Aardvark Enterprises & Associates: bid of \$10,000. with check for 10% included with bid

151 Elm Street (land & building) minimum bid of \$5,821.

- Charles Ewing: bid of \$7,157. with check for 10% included with bid
- Kevin Millay: bid of \$11,100. with check for 10% included with bid
- Gary Huntley: bid of \$7,325. with check for 10% included with bid
- Aardvark Enterprises & Associates: bid of \$15,000. with check for 10% included with bid
- Positive Development Me LLC: bid of \$16,111. with check for 10% included with bid
- Tim Theis: bid of \$13,000. with check for 10% included with bid
- Steven Grant: bid of \$12,250 with check for 10% included with bid
- J. Austin Murdick: bid of \$7,100. with check for 10% included with bid
- Ken Davis: bid of \$8,199. with check for 10% included with bid
- Walter Moody Sr.: bid of \$12,000. with check for 10% included with bid
- Casey Taylor: bid of \$12,300. with check for 10% included with bid

0 Elm Street (land) minimum bid of \$3,322.

- Charles Ewing: bid of \$5,129. with check for 10% included with bid
- Kevin Millay: bid of \$7,100. with check for 10% included with bid
- Mark Patryn: bid of \$6,645. with check for 10% included with bid
- Positive Development Me LLC: bid of \$5,111. with check for 10% included with bid
- Aardvark Enterprises & Associates: bid of \$63,000. with check for 10% included with bid
- William Grant: bid of \$8,522. with check for 10% included with bid
- J. Austin Murdick: bid of \$11,100. with check for 10% included with bid
- Robert Richardson Jr.: bid of \$8,600. with check for 10% included with bid
- Allen Huntley: bid of \$11,200. with check for 10% included with bid
- Isaiah Roberts: bid of \$6,000. with check for 10% included with bid
- Gus Marx: bid of \$3,825. with check for 10% included with bid
- Kyle Lambson: bid of \$5,000. with check for 10% included with bid
- Tim Theis: bid of \$8,500. with check for 10% included with bid

40 Hoyttown Road (trailer) minimum bid of \$340.

- no bids

40 Hoyttown Road (trailer) minimum bid of \$340.

- no bids

Mr. Kitchen noted that he did have one interested person come into the town office after 4:00 this afternoon to discuss the Hoyttown trailers but that no bid was submitted. Ms. Johnson-Rolfe pointed out that the Board has attempted to sell the property in good faith and that the land owner needs to be mindful of the Town's attempts to address the issue of disposing of the trailers especially in light of the fact that the Town was not involved in renting the property to the trailer owners. Ms. Porcher commented that the Town is now responsible for the disposal of the trailers. Mr. Pellon suggested giving the trailers to anyone who is interested in moving the trailers. Ms. Johnson-Rolfe said that the Town needs legal advice on how to proceed in this matter and the property owner needs to be patient since the Town is trying to dispose of the trailers. Ms. Johnson-Rolfe stated that the Board understands that the property owner wants the trailers off her property but that she needs to understand that the Board will try to do something about the trailers as soon as possible. Ms. Johnson-Rolfe asked that the Town Manager meet with the property owner to discuss the situation.

On a motion by Sandra Sinford, seconded by Carole Porcher, the Board
VOTED:

To sell property (land & building) located at 23 Smithfield Drive to Aardvark Enterprises & Associates in the amount of \$35,000.

Ms. Johnson-Rolfe pointed out that one of the bids on 23 Smithfield Drive was \$37,000. but that the bid did not meet the bid specifications since a check for 10% of the bid was not included with the bid.

On a motion by Carole Porcher, seconded by Sandra Sinford, the Board
VOTED:

To sell property (land) located at 6 Cross Road to Aardvark Enterprises & Associates in the amount of \$15,000.

On a motion by Sandra Sinford, seconded by Carole Porcher, the Board
VOTED:

To sell property (land) located at 50 Elm street to Aardvark Enterprises & Associates in the amount of \$10,000.

On a motion by Sandra Sinford, seconded by Carole Porcher, the Board
VOTED:

To sell property (land & building) located at 151 Elm Street to Positive Development Me LLC in the amount of \$16,111.

On a motion by Sandra Sinford, second by Carole Porcher, the Board
VOTED:

To sell property (land) located at 0 Elm Street to Aardvark Enterprises & Associates in the amount of \$63,000.

Mr. Kitchen summarized the sale of the tax-acquired properties: \$138,111. in winning bids against the \$22,281. owed in taxes resulting in the amount of \$115,150. realized on the sale of the properties.

5. POLICE DEPARTMENT UPDATES

Chief Mercier updated the Board on departmental activities: call ratios are up, signs for business owners have been distributed, a training simulator will be available to people at the police department, and crosswalks are being addressed.

6. SPECIAL ENTERTAINMENT PERMIT

Mr. Kitchen advised the Board that two requests for special entertainment permits came into the Town Office. He noted that the American Legion Post #9 has previously held a permit and a public hearing would not be required. Mr. Kitchen explained that Bad Little Brewing Company has submitted an initial request for a special entertainment permit and a public hearing will be required to be held within fifteen days on an initial request.

On a motion by James Jackson, seconded by Sandra Sinford, the Board
VOTED:

To approve a renewal of a special entertainment permit for the American Legion Post #9.

Ms. Johnson-Rolfe explained that the Town needs to provide reasonable notice of a public hearing to the public. The Board discussed advertisement of the public hearing. Mr. Clark questioned what the Board establishes as reasonable effort. Ms. Johnson-Rolfe stated that the Board will make its best attempt to make reasonable effort to advertise the public hearing. Mr. Clark argued that the Board needs to establish what reasonable effort to notify the public is. Ms. Johnson-Rolfe cautioned that this is a public forum and she asked for everyone to be respectful of each other; she noted that everyone will be allowed to speak without people having to speak over other people and interrupt other people. Ms. Sinford noted that the Board will advertise the public hearing in the two local newspapers, on the town's web site, and other social media. The other members of the Board agreed that these efforts constitute reasonable notice of the hearing. The Board discussed scheduling the hearing to consider an initial request for a special entertainment permit for Bad Little Brewing Company and decided to hold the hearing on June 22nd at 6:00 PM.

7. PFAS REMEDIATION

Mr. Edwards advised the Board that he wants to plant hemp on a half to one acre portion of land at the municipal airport as an experiment to pull PFAS chemicals out of the ground. He explained that he needs permission from the property owner (the Town) to apply for a license from the State. Mr. Edwards explained that the hemp plants raised cannot be used and must be destroyed (incinerated).

On a motion by Sandra Sinford, seconded by James Jackson, the Board

VOTED:

To approve the Schoppee Farm experimental growth of hemp utilizing up to one acre at the airport to mediate PFAS.

8. ADULT USE MARIJUANA ORDINANCE (CULTIVATION/MANUFACTURE)

Mr. Edwards distributed the draft of changes to the ordinance discussed by the Board at their last meeting. The Board reviewed the changes to the document. The Board decided to schedule a public hearing on June 16th at 6:00 PM and hold a special town meeting on June 28th at 6:00 PM.

9. OTHER BUSINESS

A. Ms. Angarola advised the Board that a portion of the the Court Street sidewalk needs to be repaired. Ms. Johnson-Rolfe asked Mr. Kitchen to ask the Public Works Director to look at the area to see what needs to be done.

B. Ms. Clifton noted that the Town Office will be closed to the public on June 14th (election day) and on July 1st (close of town books).

On a motion by James Jackson, seconded by Sandra Sinfod, the Board voted to adjourn the meeting at 8:23 PM.