

MINUTES OF SELECTMEN'S MEETING
Hope Board of Selectmen
Tuesday, December 12, 2016
6:00 PM
Hope Town Office

Board Members Present:

- Brian Powers Jr., David Bosken, Wendy Pelletier, Mike Brown & Dick Crabtree

Others Present:

- Samantha Mank, John Monroe, Joe Kuhn, and Louis Bettcher

Call to Order:

- The meeting was called to order at 6:00 p.m. by Brian.

Public Comment: None

Minutes:

- Dick made a motion to accept the 11/22/16 minutes as written. Seconded by Mike.
Motion passed 5-0

Administrator's Report:

There were 9 building permit applications, 7 plumbing permit applications, 2 reports of code violations and 1 report of a business possibly coming to Hope although no permits have been applied for. Power was disrupted last September by Pike Paving at the salt shed. It is getting repaired now and Pike is paying for the cost of the repairs. A request has been made to various attorneys and firms who are familiar with municipal law to submit a packet outlining their experience and services. NorthEast Ambulance reports that they have implemented "I Am Responding" to enhance communication and service. They have hired 2 additional paramedics and an EMT. Knox County Dispatch confirms that communication is better and that mutual aid calls have been reduced. The following are some statistics of services provided to (and paid for by) residents: 11 snowmobile registrations; 60 dog licenses; 4 birth certificates; 19 hunting/fishing licenses; 4- 2018 real estate taxes; 40- 2017 real estate taxes; 8- 2016 real estate taxes; 1- 2015 real estate taxes; 3 personal property taxes and, 119 motor vehicle registrations. There are 15 properties with liens filed at Knox County Registry of Deeds that can potentially be foreclosed and become tax acquired for nonpayment of taxes on January 31, 2017.

New Business:

- **Discussion about opening a Retail Business w/ marijuana products:** Joe Kuhn, a taxpayer in the Town of Hope wanted to have a conversation regarding opening a retail business selling marijuana products. He realizes that it is still very early and the recount has not been completed yet. He said that he has always been a fan of Hope and wants to do business in Hope. He said that he could possibly be looking at something in South Hope along Route 17. He said that he is not a big marijuana guy but he is a business man. The Selectmen said it was too early to be able to discuss any kind of process with him at this time.
- **Road Commissioner Report:** The road commissioner reported that he had removed stuff from the culvert by hand last week and that he had received permission from Michelle Merrifield, the Game Warden. The beavers are building a dam inside the culverts. The warden wants to protect the beaver but the road commissioner wants to protect the town roads. At this point, the game warden would like an engineering study to be done before any

dam built by a human is started. Road Commissioner, John Monroe relayed to the Selectmen that she wanted to know if the town would pay for such a study or find some other way to raise funds for the project. Michelle is proposing that pvc pipe and some fencing be placed which will allow the beavers to stay and still continue to have good water flow through the culvert. John believes this could be quite costly. The Selectmen believe that there are just too many interested parties involved for the town to be funding anything at this point. So far 4 beaver have already been trapped. Other culverts have also been cleaned out on Gillette Road and a washout was repaired on Pearse Rd. The roads and cleanup are good after the first snowfall. A motion was made to fund an engineering plan from the biologist.

Motion failed 5-0

- **Budget Preparation Calendar for FY 2017-18:** Samantha will contact Bill Pearse, chair of the budget committee to help set-up the benchmark dates needed to have the school budget and municipal budget ready. Once the budgets have been prepared they will be passed on to the budget committee.
- **Appointment of Registrar of Voters:** David made a motion to appoint Mary Tolles as the Registrar of Voters for the next year. Motion was seconded by Wendy.
Motion passed 5-0
- **Appointment of Motor Vehicle Agent:** Mike made a motion to appoint Bobbi Oxton as the Motor Vehicle Agent for the Town. Motion was seconded by Wendy.
Motion passed 5-0
- **Appointment to Budget Committee:** Dick made a motion to appoint Elinor Goldberg to the budget committee. He said that she is a dedicated and honest woman who would be an asset to the budget committee. Motion was seconded by Mike.
Motion passed 4-0-1 (Wendy)
- **Appointment to Mid-Coast Solid Waste Board of Directors:** Brian spoke with his father about serving on the board but his father declined. Dick has not yet decided. Mike said that he has an interest in it but that he already has strong opinions about MCSW, if the selectboard is ok with that then he would be willing to serve. Wendy made a motion to appoint Mike to the Board of MCSW to represent the Town of Hope. Motion was seconded by Dick.
Motion passed 4-0-1 (Mike)
- **Vote to elect representative to the MRC Board of Directors:** Dick made a motion to vote for Jim Guerra to serve on the MRC Board of Directors. Motion was seconded by Mike.
Motion passed 5-0
- **Handle delinquent Personal Property Taxes:** There are delinquent personal property taxes still on the Town records from 2003. The Tax Collector has asked that the Selectmen consider removing the unpaid personal property taxes as uncollectable through FY2015. The Selectmen would like to speak with the auditor at the next Selectmen's meeting before taking action on this matter.
- **Taxpayer letter about property unknowingly put in a subdivision:** Robert Monroe submitted a letter stating that his property was included in the Oaks/CELL subdivision without his knowledge or his permission. He is asking that all permits and actions be halted until this is resolved. Selectmen would like to know more information before taking any action. a) Contact with the surveyor, b) speak with the planning board, c) Call MMA about land resolutions and ramifications if this was in fact granted in error.

- Selectmen discussion/response to passage of question 1 “Recreational Marijuana”:**
 Discussion regarding a possible moratorium took place. Several questions need to be answered like: *a.)* Do we want a facility in Hope? *b.)* If we do, then where? *c.)* What distance if any from schools and churches? *d.)* How will odor control be handled? *e.)* Will there be any set-backs? *f.)* What is the benefit to the Town of Hope? *g.)* What will this bring into the Town of Hope? *h.)* Will money supersede any harmful effects? *i.)* Do the Townspeople feel the same about possessing marijuana as they do about it being sold next door?
 The Selectmen unanimously concluded that they would like to place a moratorium on the allowing facilities that would become legal under the passage of the marijuana law in the Town of Hope so that Selectmen can use that time to gain more information and hold public informational meetings. This can only happen by vote of the legislative body of the Town of Hope. This will be tabled until the next Selectman’s meeting so that it can be determined if we need to hold a special town meeting.
- Upgrade TRIO to include Payport & CEO/LPI:** Samantha requested that the TRIO system software be upgraded to receive card card/debit card payments as well as include a Code Enforcement/Plumbing Inspector module. The overall cost is \$2,850.00 and then a \$550 annual maintenance & support charge. The Selectmen want to know exactly what the “annual maintenance & support” services cover and what are the possible hidden costs. Also, if there have been steady incremental rate increases in the current TRIO modules. This upgrade was not included in the current budget. Dick made a motion to purchase the credit/debit card Payport module for \$500 + service charge once it is confirmed that there is money in the budget and to not approve the code enforcement module. Mike seconded the motion.
Motion passed 4-1 (Wendy)
- Discussion about more uniform & accessible assessment procedures:** Dave would like for there to be written procedures on how assessments and abatements are done. There doesn’t seem to be a “uniform” procedure. The assessments are vague. Dick will look in the Assessor’s manual and this will be brought up in a future meeting.

Old Business:

- Salt/shed survey bids:** Samantha presented the Selectmen with bids to have the salt shed property surveyed. However, she pointed out that all of the abutters deeds reference the same points on boundary lines and that there may not be a need for a survey at this time. The Selectmen chose to take no action at this time.
- Town Office roof repair and bids:** The roof continues to leak and is causing damage to the inside of the Town Office. Samantha solicited bids and presented them to the Selectmen. Dick made a motion to accept the bid given by Farley Home Improvement to replace one side of the roof for \$4,246.41 as soon as weather is permitting. Mike seconded the motion.
Motion passed 5-0
- Disposal of Bull Hill Property:** The Selectmen were presented with different options on what to do with the tax acquired property on Bull Hill including sale by seal bid, listing with a realtor or retaining the property. All Selectmen agreed to sale it via sealed bid. Brian suggested a minimum bid of \$8,000. There was discussion regarding property value and fair market value. Afterward, Dick made a motion to sell the property on Bull Hill Rd by sealed bid with a minimum bid of \$16,680. Each bid must contain at least 10% of the bid via money order or bank check. Deadline is Friday, January 6, 2017 when bids will be opened at 2:00 PM. Bids will be awarded at the next regularly scheduled Selectman’s meeting on Tuesday, January 10, 2017 at 6:30PM. Mike seconded the motion.
Motion passed 4-1 (Brian)

- **Update about status of Union Chemical:** 1.) The State says that they now have ownership of the property by a preponderance of the evidence. 2.) The State must finish amending the environmental and protective covenants. 3.) The State must determine how to take the property out of receivership and 4.) The State must figure out a mechanism to remove the property from their ownership. In the meantime, the Town of Hope must just wait.

Other Business:

- **MDOT Letter on behalf of Dan Zappola:** Mr. Zappola asked the Board of Selectmen to ask the Maine DOT to lower the speed limit to 25mph on a .5 mile stretch of Route 235/Hatchet Mountain Road. Dave Allen from MDOT was familiar with this piece of road and stated that he would have to do a speed study before any lowering could happen. He further advised that a speed study could in fact cause the speed limit to be raised instead of lowered. The Selectmen signed a letter to Dave Allen, MDOT asking for the speed study.

Warrants:

- Dave made a motion to approve and sign warrants 44, 45, 46, 47 & 48. Seconded by Wendy.
Motion passes 5-0.

Adjournment:

- Dick made a motion to adjourn at 10:13. Seconded by Mike.
Motion Passes 5-0.