

Town of West Bath
Board of Selectmen Meeting Minutes
Monday, November 13th, 2017

Town of West Bath Peter Oceretko, Chair - **Present**
Board of Selectmen: Madelyn Hennessey - **Present**
 Kathleen Lavallee - **Present**

Town Staff Present: Adam Garland, Town Administrator
 Karly Perry, Town Clerk
 Ron Beal, Assessing Agent
 Steven Renaud, Road Commissioner
 Jonathan Bean, Fire Chief

Public Attending: Matthew Beal, David Hennessey, Merrilee Wilson, Paul Coombs,
 Scott and Suzanne Andresen, Paula Nelson

A regular meeting of the West Bath Board of Selectmen was held **Monday, November 13th, 2017 at 5:45 pm** in the meeting room of the West Bath Town Hall, 219 Fosters Point Road, West Bath directly following a public hearing held by the Board of Selectmen to discuss an ATV Access Route.

- I. **Call to Order at 5:45 pm**
Selectman Oceretko welcomed, and introduced to the Town, Kathleen Lavallee. Selectman Oceretko thanked her for her willingness to run, and reviewed the basic procedure followed during Selectmen Meetings.

- II. Attendance and Establishment of Quorum **Yes**

- III. Pledge of Allegiance was said.

- IV. **CONSENT AGENDA**
 1. Approval of Minutes:
 - a.) October 23, 2017 Board of Selectmen Meeting
 2. Approval of Warrant(s):
 - a.) Municipal
 - b.) School Department
 3. Upcoming Meeting(s):

The next regularly scheduled meeting of the Board of Selectmen will be held on Monday, November 27, 2017 at 5:30 pm at the West Bath Town Office.

Selectman Hennessey moved to approve consent agenda, seconded by Selectman Lavallee. Selectmen unanimously approved

- V. **SELECTMEN COMMENTS/ANNOUNCEMENTS: NONE**

- VI. **CITIZEN'S COMMENTS:**

Paula Nelson congratulated Selectman Lavallee on her election and went on to recall the actions of the Town Administrator and Fire Department during the recent week-long power outage, as well as Road Commissioner Renaud's contribution to the cleanup. Mrs. Nelson went on to

Town of West Bath
Board of Selectmen Meeting Minutes
Monday, November 13th, 2017

reiterate that Administrator Garland was in constant contact with her as a Selectman, and the Chief Beane was also involved in the daily activities.

VII. COMMITTEE/DEPARTMENT/WORK GROUP REPORTS

Selectman Hennessey acknowledged her delight in the efforts of the Town Administrator, Fire Department and Road Commissioner for their collaboration in clearing the roads during the recent storm and following power outage.

Selectman Oceretko suggested to the Board of Selectmen nominating Paula Nelson to the Budget Advisory Committee.

Selectman Hennessey moved to nominate Paula Nelson to the Budget Advisory Committee, seconded by Selectman Lavallee. Selectmen unanimously approved.

VIII. BUSINESS ITEMS

1. **Abatement #5 Scott and Suzanne Andresen
(Account 1553, 55 Tyler Way, Map R06 Lot 41-C)**

Assessing Agent Ron Beal explained that the Andresens were looking to have the lots combined, and that the land was also over-assessed in comparison to similar lots. The lots, however, must be combined by deed and were not combined as of April 1st. Because the lots are still separate, State law requires that the first acre of each lot be charged at a premium. Assessing Agent Beal agreed that upon review this particular lot was not appropriately assessed. Lots are typically assessed using comparable sales, however this lot has more unusable land than originally documented. Assessing agent went on to review the lots used as comparable, and how undeveloped land is assessed, and that while waterfront properties typically sell for a premium, undeveloped land sells for significantly less due to the associated building costs. Assessing Agent Beal recommends an abatement of \$2525.60.

Scott Andresen introduced himself to the Board of Selectmen and briefly explained the purchase history of the property, which has a right of way and was purchased during the height of the real estate market. Mr. Andresen went on to explain how after building a home they had gone on to attempt to sell off part of the land, employing both Ron Beal and Attorney David King, only to discover the market value for the property had plummeted. Following the sale, the Andresens did not receive a map of the lot and was unaware of the discrepancy until receiving the property tax bill. Mr. Andresen went on to express the financial burden of these taxes. Suzanne Andresen asserted that they had hired Assessing Agent Beal privately to survey the property and expressed their desire to have the lots combined at that time (October 2016).

Selectman Oceretko asked Mr. Andresen if the recommended abatement is acceptable, to which the Andresens replied that it is not. Had the lots been combined prior to April 1st the property taxes would have been approximately \$2550, therefor the Andresens are seeking an

Town of West Bath
Board of Selectmen Meeting Minutes
Monday, November 13th, 2017

abatement of \$6667.30 (the difference in what taxes were versus what taxes should have been). After some discussion regarding whether or not this was a “housekeeping” matter, the Selectmen agreed they did not have enough information to make a decision at this time.

Selectman Hennessey moved to table the abatement request, seconded by Selectman Lavallee. Selectmen unanimously approved.

2. Sabino Road Discussion

Administrator Garland reviewed a discussion by the Selectmen regarding a portion of Sabino Road at the intersection of Houghton Pond, which the Selectmen were concerned with in regards to boat launch traffic. Bob Pru of Pine Tree Engineering has recommended that rather than the costly process of removing ledge, the Town may first try altering the paint and adding signage to see if this curbs the issue. Mr. Pru further noted that there is a buildup of debris on the pavement which conceals useable pavement which should be cleared. Scott Andresen agreed that the debris buildup is significant.

Selectman Oceretko recalled his experiences performing research on this stretch of road and agreed that Mr. Pru’s suggestion would be a good solution until paving is scheduled for Sabino Road.

Selectman Hennessey moved to implement changes to Sabino Road as recommended by the engineer, seconded by Selectman Lavallee. Selectmen unanimously approved.

Administrator Garland noted that upon council by the Road Commissioner, repainting the lines should be postponed until spring due to the cold weather. The selectmen agreed.

3. Fire Department Generator

Administrator Garland presented to the Selectmen an issue that arose during the town-wide power outage beginning October 30th wherein the Fire Department emergency generator has stopped functioning. Administrator Garland noted that the West Bath Fire Hall is the emergency shelter and meeting point for the Town, and should not be without a working generator for an extended period of time. Administrator Garland has asked Fire Chief Jonathan Beane is researching costs for both repair and replacement.

Chief Beane went on to detail issues with the current generator, which has stopped producing energy, a check valve has stopped working but the generator is still performing regular tests as scheduled. Chief Beane has been unable to determine why it is not producing power at this time. Chief Beane went on to describe the generator as being of lesser quality, detailing the build of the model as using washers to shim up the engine and having already received multiple repairs, while never being professionally serviced by the dealer. The generator was purchased online from CMD Power Systems in Houlton, who has put the Fire Department on a list of calls to return, but to date has not contacted the department. Chief Beane has also reached out to Midcoast Energy Solutions of Damariscotta, who has not gotten back to him. He went on to confirm that an appointment has been scheduled with Cummings for a site evaluation. Cummings is reported to carry “top shelf” units.

Town of West Bath
Board of Selectmen Meeting Minutes
Monday, November 13th, 2017

David Hennessey stated that as the Town's emergency shelter this issue should be handled as quickly as possible, and agreed that the lack of contact by the original seller was not a good sign. Merrilee Wilson expressed concerns for equipment maintenance, noting that any new purchase should be properly maintained. Ms. Wilson also agreed that Cummings made a fantastic product. Paul Coombs inquired as to the brand of the current generator, which is a DynaGen.

Administrator Garland asked the Selectmen for guidance on whether they would like to see quotes first or expedite the process by approving an amount to spend due to the urgency of the situation. Selectman Hennessey expressed concern and asked about the estimated turnaround after Wednesday's meeting. Chief Beane said any unit would most likely take a month to have ordered and installed, but he would like to have at least three quotes available prior to purchase, in line with the current bid policy, however he is struggling to get companies to call him back. Administrator Garland suggested that in light of the situation, perhaps the Selectmen would consider making an exception to policy in order to expedite the purchase, assuming the dealer is local and reputable.

Paula Nelson further encouraged the selectmen to consider proactively thinking of generators for the town and the school, to prevent food loss at the school and building damage to both caused by frozen pipes.

Road Commissioner Renaud inquired of the Fire Chief whether he was considering diesel as well as natural gas. Chief Beane noted that the fire hall has a natural gas line which makes that the more obvious choice, but discussed the pros and cons of both options. Road Commissioner Renaud went on to suggest that the selectmen consider purchasing a 5500W standby generator to make due while quotes are acquired, which would suffice in the event of an emergency and thereafter be available to the Town Hall or West Bath School should the need arise.

Selectman Hennessey moved to authorize the Town Administrator and the Fire Chief to spend up to \$2000 to purchase and install a generator for emergency use at the West Bath Fire Department until a permanent solution is determined, seconded by Selectman Lavallee. David Hennessey inquired as to where the funds will be pulled from for the purchase. Administrator Garland suggested the Town Capital Building Account as this would eventually be utilized by the Town. **Selectman Hennessey further moved that the \$2000 should be pulled from the Town Building Capital Account, seconded by Selectman Lavallee. Selectmen unanimously approved.**

4. Other

Administrator Garland commended the Road Commissioner and the Fire Chief on the hard work put in during the storm, noting that West Bath was one of few towns to which all town roads were passable by the end of the day.

Town of West Bath
Board of Selectmen Meeting Minutes
Monday, November 13th, 2017

Administrator Garland brought forward a discussion regarding salting the roads during storms. The Town has mixed the salt at 100 pounds per cubic yard (as recommended by the State). The contractor would like the option to run a “hot load” which would have a higher percentage of salt for certain road conditions. Road Commissioner Renaud does not have an issue using a “hot load” on occasion, but cautioned the Selectmen that allowing the contractor to use a higher ration could prove problematic, and further testified that using straight salt on the roads could negatively impact wells, for which the town could be liable. Discussion followed over the necessity to “pre-salt” roads and when it would be necessary to use a “hot load” on trouble spots, as well as the expense of sand and salt and the necessity to diligently police usage. Paula Nelson voiced her support for the Road Commissioner, as did Selectman Oceretko. The Selectmen agreed that the contractor should follow the current standards and remain in contact with both the Town Administrator and Road Commissioner before making adjustments.

IX. EXECUTIVE SESSION: NONE

X. ADJOURNMENT

**Motion made by Selectman Hennessey to adjourn, seconded by Selectman Lavallee.
Meeting adjourned at 7:15 pm by unanimous acclamation.**

A true attested copy,

Karly A. Perry, Town Clerk