

WISCASSET SELECT BOARD,  
TAX ASSESSORS AND OVERSEERS OF THE POOR  
SEPTEMBER 3, 2024  
IN PERSON AND VIA ZOOM

Preliminary Minutes

Present: James Andretta, Vice Chair Pam Dunning, Terry Heller, Bill Maloney, Chair Sarah Whitfield and Town Manager Dennis Simmons

The chair called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

- a. **Pam Dunning moved to approve the payroll warrants for August 23 and August 30, 2024. Vote 5-0-0.**
- b. **Pam Dunning moved to approve the accounts payable warrants for August 27 and September 3, 2024. Vote 5-0-0.**

3. Approval of Minutes

- a. **Terry Heller moved to approve the minutes of August 14, 2024. Vote 4-0-1 (Andretta abstained.)**
- b. **Terry Heller moved to approve the minutes of August 20, 2024, as amended. Vote 5-0-0.**

4. Special Presentations and Awards – none

5. Committee Appointments – none

6. Public Hearings – none

7. Public Comment – none

8. Department Head or Committee Chair – none

9. Unfinished Business

- a. Wawenock Block Update: No update had been received.
- b. Johnson Controls Municipal Facilities Energy Proposal: Johnson Controls has rescinded the contract. Dennis Simmons said that although the energy proposal did not address the heat pumps in the municipal office building, it was necessary to have those improvements made. Voters had approved the expenditure. **Pam Dunning moved to authorize the Town Manager to bypass the bid process and award the heat pump contract to the most qualified bidder. Vote 5-0-0.**

10. New Business

- a. Resignation – Richard Forrest, Waterfront Committee. **Pam Dunning moved to accept the resignation of Richard Forrest from the Waterfront Committee with gratitude for his many, many years of service. Vote 5-0-0.**
- b. Traffic Safety Audit: Aaron Chrostowski had drafted a letter to the Maine Department of Transportation asking for a traffic safety audit along the Route 1 corridor between Old Ferry Road and Churchill Street intersections with focus on the following intersections/driveways: Churchill Street, Lee Street, Bradford Road, Birch point Road, Shaw’s/Wiscasset Marketplace Plaza driveways, Old Bath Road and Old Ferry Road (Rte.144). He cited the delays, accidents and gridlock that have occurred recently. He said it was time to look at traffic from an economic development viewpoint. The audit would be done at no cost to the town. After discussion, James Andretta recommended not sending the letter until the board is informed of the State plans for Wiscasset. Aaron will delay sending the letter until more information is available from the State.
- c. Certification of Proposed Ordinance Revisions: **Pam Dunning moved to certify the proposed revisions to the Article I Town Officials and Article IV Ports and Harbors ordinances. Vote 5-0-0.**
- d. November 5<sup>th</sup> Special Town Meeting Warrant: **Pam Dunning moved to approve the November 5<sup>th</sup> Special Town Meeting Warrant. Vote 5-0-0.**
- e. Business License-Danielle Vollnogle DBA Cope & Co., located at 51C Water Street. **Pam Dunning moved to approve the Business License application for Danielle Vollnogle, DBA Cope & Co. located at 51C Water Street. Vote 5-0-0.**

11. Assessors Business

- a. Abatement-Max and Caitlyn Anderson, Map R04 Lot 001, \$581.30. **Pam Dunning moved to approve the abatement for Max and Caitlyn Anderson, at Map R04, Lot 001 in the amount of \$581.30 as recommended by Assessors’ Agent Ellery Bane. Vote 5-0-0.**

12. Town Manager’s Report

Dennis Simmons gave a huge shout-out to Earl Babcock who has secured six floats from the Maine Department of Agriculture, Conservation and Forestry’s Bureau of Parks and Land Boating Facilities fund for the waterfront boat launch, saving the town thousands of dollars.

Dennis and Aaron have narrowed down the choices of website designers to three firms, and after investigation, selected CivicPlus which offers many features at no cost unlike other firms. The design and implementation will cost \$18,000 of the \$25,000 which was authorized, and it will take six months. The town has been advised to switch to a gov. URL so that will be done as well.

Aaron attended the Maine Community Energy Redevelopment Program kickoff meeting. A list of stakeholders for a September 11<sup>th</sup> meeting is being put together. Selectboard members who would like to join the stakeholders group should let Dennis know.

Last year the town was forced to dispose of two junk mobile homes on which tax liens automatically foreclosed. Not only did the town not get the taxes owed, it had to pay the costs of disposing of the mobile homes, as they were on rented lots and there was no real estate to help recover the back taxes. Sue Anderson has alerted Dennis to the possibility of this happening again in February. The only way to stop foreclosure is for the legislative body (town meeting) to authorize a waiver. He asked the board to approve an article on the November town meeting warrant for the voters to approve the treasurer waiving foreclosures on the recommendation of the select board and town manager. If the board approves, in the future, this article will appear as a “housekeeping” article on the annual town meeting warrant.

13. Other Board Business – none

14. Adjournment

**James Andretta moved to adjourn the meeting at 6:44 p.m. Vote 5-0-0.**