



OWLS HEAD
BOARD OF SELECTMEN MEETING
June 01, 2020 Minutes

CALL THE MEETING TO ORDER: 4:02 pm Chairman Thomas Von Malder calls the meeting to order. Also present were Selectman Linda Post and Gordon Page, Richard Carver, Bob Hirsch, Sherry Stanley, Stephen Betts, Lynn Chaplin, James Flachsbart, Russ Wolfertz, Airport Manager Jeremy Shaw, Michael Keating, and Annie Higbee.

APPROVE MEETING MINUTES: MOTION: 4:05 pm Gordon Page makes a motion to approve the minutes for the zoom meeting May 18, 2020, as corrected. Linda Post seconds that motion.

VOTE 3 in favor – 0 opposed

NEW BUSINESS:

Assessor Tom Edwards emailed the selectmen stating he will not be able to make it back to Maine this summer and suggested that they find someone local to do the field inspection work. Selectman Gordon Page suggests that the office staff reach out to any local assessors and see if they will talk with them. He also inquired about the assessor's pay due to his absence. Chairman Von Malder states that it is already in the existing budget, but it is something we should consider when preparing the new budget.

OLD BUSINESS:

Ken Wexler presented the selectmen with a drafted Interlocal Agreement. Mr. Wexler stated that the current interlocal agreement runs out in 2021. He said that a few months ago, the county delivered a proposed draft of a new Interlocal Agreement. The airport committee then took that proposal and tried to put it back to the original rights of the town. The committee believes that in the interest of the town going forward, we should have a strong agreement protecting the town. He believes that negotiations would take place between the town and the county. Chairman Von Malder suggests that it will be taken under advisement, then at the next selectmen's meeting, they will give their thoughts on it and send it back to the county and await their response.

Ken Wexler would like to appoint Lauren Swartzbaugh to the Owls Head Airport Committee to replace Barbara Mims, who must resign due to work conflicts.

4:23 pm Motion: Linda makes a motion that we appoint Lauren Swartzbaugh to replace Barbara Mims on the OHAC. Gordon seconds that motion.

Vote 3 in favor – 0 opposed

The bid of \$65,000 from Michael Keating and Sherry Stanley for the property at 20 Owls Head Lane is discussed. This amount will include all back taxes owed on the property and the accrued title at signing. Ms. Stanley said she spoke with their attorney, and they understand there is a substantial risk with this property because of liens. They are willing to go forward with a quitclaim deed if the selectmen accept their bid.

4:26 pm Motion: Linda makes a motion that we accept the bid, bid number 5, in the amount of \$65,000 from Michael Keating and Sherry Stanley. We will execute a quitclaim deed only. Gordon seconds that motion.

Vote 3 in favor – 0 oppose

There was one bid for the Dublin Road property for \$20,000. At this time, the selectmen will reject that bid. Selectmen Page asks the two realtors Annie Higbee and Russ Wolfertz if they could offer any information as to what questions to ask. Ms. Higbee states that it is nice to have the acreage, but the negative is that it is right next to the airport. Chairman Von Malder states that the airport is receiving a large grant, why not purchase the property. Selectmen Post states that the airport is limited to what they can do. She also asks if there any chance we may need some mitigation again. Airport Manager Jeremy Shaw believes that the original document provided, that there was to be no mitigation in Owls Head, but further discussion with Ken, the current document has had that removed, so it all depends on the negotiation. Post suggests that soil testing be done, and someone had suggested to her that it would be a great area for storage units, but it would have to be a commercial lot. Page asks the realtor if they have any market value on the property. Russell Wolfertz says around \$50,000. He says soil testing would provide a better idea as to how it could be marketed. Mr. Shaw states that his goals as a new airport manager were to have more community involvement. He does not want the airport to be in Owls Head, he wants the airport to be Owls Head. One of the items he discussed was a 5-mile walking trail around the airport. He states he will have more information on June 4, 2020 weather APAC and the commissioners are in favor. He believes it will be a huge asset to the Town of Owls Head as well as the airport, but there is a lot of things that must happen to do that. The airport just received a grant for eighteen million dollars, and they want to be responsible and do things that will promote revenue for the town as well as community involvement. Mr. Wolfertz says that commercial property does tend to raise the theoretical value, but he is not sure if that is the best use for that. He states that value to him is more than

dollars and cents, what is this going to look like five years from now. Code Enforcement Officer Scott Bickford is asked to have soil testing done on the Dublin property.

4:51 pm Motion: Gordon makes a motion to direct the code enforcement officer on behalf of the town of Owls Head to engage a soil scientist to interpret what soil testing will show on the Dublin Road property. Amended to add a dollar amount of up to \$500. Linda seconds that motion.

VOTE 3 in favor – 0 opposed

4:54 pm Motion: Gordon makes a motion that the select board reject all bids that came in for the Dublin Rd property. Linda seconds that motion.

VOTE 3 in favor – 0 opposed

Discussion to schedule the town meeting was put on hold pending the Governor's Executive Order.

Selectmen Page speaks on behalf of Sheriff Tim Carroll regarding the 2020 high school graduation parade being held on June 9, 2020. The Sheriff has the authority to close any state road within the county for purposes of public safety. There is a concern that because of the Executive Order of no more than 50 people gathering at any given place, the parade may be in jeopardy of happening. Both Page and Carroll made a call to the Governor to get clarification. Waiting on a callback. Page says he will follow the guidance of the Sheriff.

A request was made by Town Clerk Susan Wilson to close the Town Office at 4 pm instead of 5 pm so that they could clean and sanitize for the next scheduled workday. The selectmen said they had no problems with it if proper notice was given.

Richard Carver states the town received a reimbursement of \$73,000 from the Land and Water Conservation.

Selectmen Page says that Penobscot Energy Recovery Company sent money back as a reimbursement of expenditures, the Town of Owls Head received \$181,378.24. The Solid Waste Corporation is moving forward with the anticipated renovation of the facility. The monies sent from PERK was intended to be held up until the time the Corporation may need it to be donated back. In a meeting in May, the Corporation authorized the Secretary/Treasurer to draft a letter for the towns to donate back the monies. Chairman Von Malder asks if we know how much interest we made on it. According to Pam, the town treasurer, the money was not put into a separate account. It was not invested in any way. Von Malder is also concerned with how much more money the town will have to pay. Page states that the final decision will be made based on the final bid process for the total job. Richard Carver asks if giving the money back would

require a town vote. Both Von Malder and Post state that it was already voted at a previous town meeting.

Budget Committee Chair Robert Hirsh states that all budgeted money requested for the past year could not be carried into next year's budget.

APPROVE AND SIGN THE MUNICIPAL WARRANT:

5:15 pm Motion: Linda makes a motion to approve the warrants as presented. Gordon seconds that motion.

VOTE 3 in favor – 0 opposed

ADJOURN THE MEETING:

5:15 pm Motion: Gordon makes a motion to adjourn the meeting. Linda seconds that motion.

Vote 3 in favor – 0 opposed