



**OWLS HEAD
BOARD OF SELECTMEN MEETING
Minutes
July 20, 2020 @ 4pm**

CALL THE MEETING TO ORDER:

4:00 pm Chairman Thomas Von Malder called the meeting to order at 4:00 pm. Present were selectmen Linda Post and Gordon Page. Also presented were Ken Wexler, Jesse Ellis, Michael Voncannon, David Eaton, Rick Whelan, Ken Wexler, Russ Wolfertz, Bill Gay, Lynn Chaplin, Jeremy Shaw, Annie Higbee, and Dale Martin.

APPROVE MEETING MINUTES:

MOTION: 4:04 Linda makes a motion to approve the minutes as corrected. Gordon seconds that motion.

VOTE 3 in favor – 0 opposed

OLD BUSINESS: Rick Whelan from Cates Real Estates gave his opinion on what the Dublin Rd may be worth. He did some research within Owls Head and South Thomaston. He recommends having the town office check along with an attorney to check the title history for any lien. If the planning board approves a sub-division, then these are sell-able lots. He states he will send an e-mail explaining the comparable sales activity that he had done, in showing what it was. Selectman Post says that it is up to the buyer to apply for the subdivision, not the towns.

Dale Martin from Fox Fire Real Estate, LLC agrees with Mr. Whelan, he states he did a price comparison at the beginning of the year with a value of \$45,000 and says it may be worth doing it as a subdivision and selling it for more. He also agrees that it is going to be a hard sell due to it being so close to the airport, as well as having a power line going through the property.

Annie Higbee likes the idea that was given by the airport manager Jeremy Shaw, making the area a parking lot with a run-around. She states she is a Realtor but would like to see the property kept green. She is not happy about making it a sub-division. She has no interest in trying to sell the property as a broker.

David Eaton suggests making the property, limited commercial. He is not looking to turn the property into an industrial park. Selectmen Post states that once it is made commercial, the town would have no provision on what can be built there.

Ken Wexler thinks the town should hire a broker to advise us on what is the best way to get the most money for the property. He states there has been trouble in the past with spot zoning. Chairman Von Malder suggests the brokers send in proposals if they are

interested in marketing the property.

Ken Wexler would like to thank the selectmen for attending the meeting on July 14th with the county. One thing he thought to be interesting was when the FAA representative said, "we only control the airspace, we do not have any regulations about what you do on the ground other than what came when they bought the land." He will be curious as to what the lawyers say about that. He states that for years it was always said that the FAA was making them do it that way. Mr. Wexler then presents the selectmen with drawings with expansion plans at the airport. Chairman Von Malder remarks that the FAA representative also said that they cover safety regulations as well. He also states that regarding the board, they would only meet once a year and only deal with the interlocal agreement and nothing that has to do with the airport. Selectmen Post says that was her understanding also.

Michael Voncannon and Bill Gay from the Owls Head Cemetery Committee introduces Jessi Ellis to the board. The committee would like to have her appointed to the cemetery committee. Jesse Ellis is originally from St George. She attended college for ten years and then moved back this way. Jesse is a local girl scout leader. She does all her family's genealogy and would love to work with the cemetery's records.

MOTION: Gordon makes a motion to appoint Jesse Ellis to the cemetery committee.

Linda seconds the motion.

VOTE 3 in favor – 0 opposed

Mrs. Voncannon states that the cemetery committees along with Terry Morang put trash barrels in each cemetery a few years back, it had been brought to her attention that someone has been using these barrels for personal trash. They agreed to have the barrels pulled to stop the problem. Secondly, Lucy Levenseler has a family plot in the Ash Point cemetery, she had expressed concerns about the view being obstructed. Terry Morang has removed the trees and limbs from the site, and that should resolve further problems.

Treasurer Pam Curtis gives an update on the \$177,000 mistake. Ms. Curtis says that to use the surplus, there must be an article that goes before the town. Von Malder says he is all for using the surplus and not including it with more taxes. Page suggests that Ms. Curtis work with the auditors and then come back to them with what she thinks would be the best way to handle it.

Kerry Hadley, the newly elected President for the Owls Head Library reports on who is involved with the reopening of the library. They reopened on Saturday, July 18, 2020, with an entirely new volunteer. The new directors are Kerry Hadley, President; Rod Weeks, Vice President; Diane Nelson, Treasurer/Secretary; Carolyn Philbrook, Mark Harris, Gordon Page, Valerie Stevens, and Librarian Pat Stephen. Other new volunteers and interested parties include Tom Flavin, Stephen Nelson, Andrea Greenwood, Erin

Armbruster, Donna Mollo, and ongoing beautification from the Owls Head Garden Club. They will create a Facebook page, and ideas and projects are being researched for implementation. "The new directors would like to thank the Masons, Carafelli's, the previous librarians and trustees for their many years of service. It was a labor of love and, we are excited and happy to carry on keeping this vestige of simpler times and small-town living that exemplifies the good life here in Owls Head" Hadley states. During the reopening, they had twenty-one visitors, eighteen new memberships, twenty-four books, and six magazines circulated. A total of \$161 was donated and, many books were also donated. Ms. Hadley says she felt it was a great success and looks forward to keeping the library open. She would like permission to give a brief update at the annual town meeting. Selectmen Post suggests she include where the library stands financially. She was told that it is up to the moderator Fred Newcomb.

Ken Wexler would like to nominate Katheryn DerMarderosian to the Owls Head Airport Committee. She is already a member of the Conservation Committee and expressed interest in joining the OHAC. Selectmen Post asks how many members are active currently, Mr. Wexler states four.

MOTION: Gordon makes a motion to appoint Katheryn DerMarderosian to the Owls Head Airport Committee. Linda seconds the motion.

VOTE 3 in favor – 0 opposed

MOTION: Gordon makes a motion to enter executive session per 1 M.R.S.A §405(6)(E), consultation with legal counsel. Linda seconds the motion.

VOTE 3 in favor – 0 opposed

An executive session was held from 4:49-5:46 pm

At its May 28, 2020 meeting OHSTT Board reviewed and accepted a bid from Atlantic Recycling Equipment LLC, for the replacement of the four compactors at the Buttermilk Land Transfer Station Facility. This represents the first confirmed phase of a larger renovation project whose other components are currently being firmed up. At this time, the OHSTT Board requests that the three towns release funds received from the withdrawal from the Municipal Review Committee and the termination of the PERC relationship to cover this initial expense. The amounts represent each Town's traditional share of transfer station funding multiplied by the compactor bid amount, specifically:

Thomaston: $\$103,357.50 \times .47 = \$48,578$

Owls Head: $\$103,357.50 \times .267 = \$27,596.45$

South Thomaston: $\$103,357.50 \times .263 = \$27,183.02$

MOTION: Gordon makes a motion that the select board authorizes the treasurer to disburse \$27,596.45 to the OHSTT Board for the purpose of helping with renovations at the transfer station. Linda seconds the motion.

VOTE 3 in favor – 0 opposed

NEW BUSINESS:

PUBLIC COMMENT

OTHER BUSINESS:

APPROVE AND SIGN THE MUNICIPAL WARRANT:

MOTION: 6:09 Linda makes a motion to approve the warrants as presented. Gordon seconds the motion.

VOTE 3 in favor – 0 opposed

MOTION: 6:13 Gordon makes a motion that we approve the expenditure of up to \$500 for the sound system for the annual town meeting. Linda seconds the motion.

VOTE 3 in favor – 0 opposed

ADJOURN THE MEETING:

MOTION: 6:15 Gordon makes a Motion to adjourn the meeting. Linda seconds the motion.

Vote 3 in favor – 0 opposed