

TOWN OF WALES, MAINE

Incorporated Feb. 1, 1816

175 Centre Rd.
Wales, ME 04280

Phone: (207) 375-8881
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email: ttownofwales@roadrunner.com

Minutes Board of Selectmen November 21, 2023 @ 6:00pm

Board Attendance: Eric Gagnon (Chair), Paul Burgess, Randy Greenwood

Staff Attendance: Sharon Siegel, Tr/TC; Scott Dimmick, FD/FR; Bill Austin, PW Director

Call to order: Meeting called to order at 6:07pm

Public Workshop: Open the workshop for the Community Resilience Partnership Grant program and introduce Zach Gosselin from AVCOG.

- Zach handed out surveys and self-evaluation worksheets.
- Close public workshop at 6:36pm.

Approval of minutes:

- Motion to approve the minutes of the regular meeting on October 24, 2023 by Randy, 2nd by Eric. Vote: Approved 2-0-1
- Motion to approve the minutes of the regular meeting on November 6, 2023 by Randy, 2nd by Eric. Vote: 2-0-1

Public Comment:

- Sherry Vachon works for a non-profit and offered some information regarding possible funds available for solar projects.

Fire Department:

- REMINDER: Holiday party scheduled for Sunday, December 3rd at 6pm.
- The internet issue has been working better.
- Scott Kessinger (sp?) from MN8 Energy regarding the solar projects contacted Scott:
 - They do not want to install cisterns at the Leeds Junction Road and Pond Road Solar projects.
 - Chief Dimmick insisted he will not sign off on their compliance for financing without the cisterns or another acceptable solution in place.
 - Chief Dimmick offered a new UTV as a possible solution and they agreed to look at a cost proposal.
 - They have contacted the Chief and said that they will probably purchase the UTV instead of the cisterns.
- Oak Hill Boosters have asked us to participate in a fundraiser for rides to school in a fire truck. The raffle will go through the winter break and the drawing will happen in January.
- Emergency Management:
 - Rebecca Graham is having a zoom meeting December 5 & 6 regarding BRIC funding.

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First Responders:

- There is a new requirement from Maine EMS for Influenza shots.
 - There is a waiver process for those who choose not to get vaccinated.
- Scott will be ordering tactical vests. We should have at least 4 for rescue and 4 for fire.

Public Works:

- Bid results for “Jock Stream Crossing Replacement” were opened on Thursday, November 16, 2023 at 2:30pm. The results are as follows:
 - Bedard Excavation \$275,000.00
 - St. Laurent & Sons, Inc. \$262,121.00
 - CH Stevenson \$412,250.00
 - Starrett Snow & Landscape Services \$269,336.00
 - CCC Construction LLC \$599,995.00
- Motion to award the contract for the “Jock Stream Crossing Replacement” to St. Laurent & Sons, Inc. for the bid submitted in the amount of \$262,121.00 by Randy, 2nd by Paul. Vote: Approved 3-0-0
- Bill has asked Main-Land Development to give us a proposal on evaluating possible solutions to the flooding issue between the Hallatt Bridge on East Road and the Avenue Road Bridge that floods the intersection.
- Bill distributed his estimated cost for repairing Oak Hill Road which is the next road scheduled for maintenance.
- They are working on scheduling a date to put up the ice rink.
- The natural section of the cemetery is ready.
 - There is an individual interested in a lot but wants to guarantee that he will be buried in the winter if that is when he passes. Winter burials is against our current rules.
 - The Board would like to stay within our current rules and not make concessions for individual cases.
- Bill attended a class for assessing as he is on the Board of Assessors now.
- Bill attended a DOT training on Road Fundamentals.
- The PW department is on their winter schedule and only working as needed.
- Bill met with the surveyor, Nate Martin, on Southern Terrace.
 - He is working on resetting the road pins.

General:

- Review and discuss the contract for Revaluation Services from JE O'Donnell & Associates.
 - Contract will be reviewed for potential signing at next meeting.
- Review and sign the online auction contract with Auctions International for the sale of surplus assets.
 - Motion to accept and sign the Online Auction Contract with Auctions International for the sale of surplus assets and authorize the Chair to sign by Randy, 2nd by Paul. Vote: 3-0-0
- **Board of Assessors:** Review and possible action on Tax Abatements for Tony Fortin & GKAT LLC as proposed by our assessing agent, Paul Binette.
 - Motion to approve the tax abatement for Tony Fortin, R01-042, for \$5,730.23 by Bill, 2nd by Paul. Vote: 3-0-0 (Bill, Eric, & Paul).

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- Motion to approve the tax abatement for GKAT LLC, R01-042-A, for \$217.17 by Bill, 2nd by Paul. Vote: 3-0-0 (Bill, Paul, & Eric)
- Review Proposal for Codification Services by General Code with possible action.
 - Tabled until next meeting.
- FEMA Risk Mapping Assessment & Planning Discovery Meeting: Tuesday, December 12, 2023 @ 1:30pm either in person at the Lewiston Public Library or virtual access.
- Review and sign check number log
- Year-to-date Budget vs. Actual reports distributed.
- RSU#4 Building Consolidation Subcommittee Member needed from Board.
 - Motion to appoint Chair, Eric Gagnon to be the representative of the Wales Board of Selectmen on that committee by Randy, 2nd by Paul. Vote: Approved 3-0-0
- **Review Payroll Warrant FY24-11PR**: Motion to approve Payroll Warrant FY24-11PR for \$8,691.30 by Randy, 2nd by Eric. Vote: 3-0-0
- **Review AP Warrant FY24-11AP**: Motion to approve AP Warrant FY24-11AP for \$40,968.73 by Randy, 2nd by Paul. Vote: 3-0-0

Unfinished Business:

- Process for changing our form of government.
- Review policies/handbooks
- Sale of Ridge Road property

With no objection the meeting was adjourned at 9:12pm.