



**Selectmen's Meeting  
MINUTES  
Bristol Town Office, May 13<sup>th</sup>, 2020**

*Selectmen Present: Chad Hanna, Kristine Poland, Paul Yates*

*Also Present: Chris Hall (Town Administrator); Jessica Westhaver (Treasurer); Paul Leeman Jr. (Fire Chief); Candy Congdon (Lincoln County News); Seth Hagar (Hagar Enterprises); Pat Porter; Paul Leeman III.*

The meeting was called to order by the Chair, Chad Hanna, at 7:00 pm, followed by the Pledge of Allegiance.

It was moved by Poland, seconded by Yates, to accept the minutes from the May 6<sup>th</sup> meeting. Motion passed 3 - 0.

**Tabled items:**

Road grading: The Administrator showed pictures of the towed rake that was proposed to be used by the low bidder, New Harbor Marine. Poland and Hanna both expressed concern that this was not heavy enough to do more than smooth the surface layer of the roads, and that a grader was needed.

It was moved by Hanna, seconded by Yates, to accept the bid from Hagar Enterprises, in the sum of \$4,250. Motion passed, 3 - 0.

Snow removal: Seth Hagar, of Hagar Enterprises, presented a revised bid based on the assumption of 3,000 yards of sand per season. In discussion, Hagar was asked about their cost of sand, to be charged to the Town in the event that usage exceeded 3,000 yards. This will be \$20 per yard, higher than the average cost of \$15, because of the extra expense of opening up their sand pit in midwinter if excess sand is needed. Hagar was also asked if the five-year pricing quoted would also apply to a three-year award. Seth Hagar indicated that this pricing (approximately \$15,000 lower over the second and third years than a three-year-only contract price) depended on having a fair opportunity to extend for the fourth and fifth years if the Town was satisfied with their performance in the first three years.

The revised bid price was as follows:

Year One	\$ 434,814.00	Year Four	\$ 464,185.20
Year Two	\$ 444,435.60	Year Five	\$ 474,376.50
Year Three	\$ 454,183.80		

It was moved by Poland, seconded by Yates, to accept the revised bid by Hagar, for three years with an option on the fourth and fifth years. Motion passed, 3 – 0. The Administrator was asked to agree with Hagar on wording in the contract to satisfy Hagar's wish for a fair opportunity to extend to five years. He will bring back the contract for signature on May 27.

**LED Street Lighting:** Hall reported that Newcastle and Damariscotta Boards of Selectmen had also agreed to commit to the RealTerm proposal. Hall expects the first two contractual items, for the purchase of the existing street lights from CMP, and for the Investment Grade Audit of the Town's lighting, to be brought to the Board's next meeting.

**COVID-19 update:** there was discussion of arrangements for public access upon reopening of the Town Hall on June 1<sup>st</sup>. Precautions suggested include limiting the number of people who may enter; asking for the use of face masks by the public; using a separate entrance and exit; and limiting the number of transactions, or time that a customer may spend in the building. Final arrangements will be determined on May 27<sup>th</sup>.

Donations continue to come in for the Worthy Poor Fund. The Board expressed eagerness to get this money out to those suffering financially at the present time. Hall noted, and the Board approved, a suggestion that additional Reilly's grocery cards be donated to the local church pastors for their Discretionary Funds for ten(10) \$100.00 gift cards.

### **New Business:**

The Town had been approached by Nathaniel Curtis, principal of C2 Energy Capital LLC, with a proposal to buy an option to lease land at the Transfer Station for a solar co-operative array. In questions to Hall, the Administrator stated his understanding that this would be open to anyone to buy shares of the power generated, not just Bristol residents. 16 acres, as requested, would presumably generate enough power for many more than the 24 or so residents Hall knew of who are interested in joining a solar co-op. He had suggested using the Foster Road former landfill site, but Mr. Curtis believed the extra cost of running three-phase power to this much smaller (c. 5 acres) site would make the economics not viable. Poland believed that brownfields grants might be available for the former landfill site that could change its economics favorably.

Hanna questioned the presence of wetlands on the proposed 16 acre site, and also wished to understand the legal position of the town if it were to grant a lease to a (presumably) for-profit entity without either open bids or a vote of Town Meeting. However he would favor the productive re-use of the capped landfill, and it is understood that solar arrays are one of the very few uses that could be permitted there.

Hall was directed to indicate to Mr. Curtis that the Board was not favorable to the request at the Transfer Station, but to say that the Town would be prepared to

work to secure a brownfield redevelopment grant if that would change the economics at Foster Road.

Shellfish Committee: The Committee had secured a further grant for a Septic System Risk Assessment to be performed in the summer and fall of the current year by FB Environmental, as part of the ongoing work to try to reopen the Pemaquid Harbor shellfish beds. As the contract with FB Environmental is in excess of \$5,000, he requested that it be approved by the Board.

It was moved by Yates, seconded by Poland, to approve the contract with FB Environmental in the sum of \$7,240. Motion passed, 3 – 0.

### **Financial Matters:**

The Treasurer presented a list of 64 new Homestead Exemption applications for review; and eight Veterans Exemptions to be approved by the Board.

In addition, a list of 18 property owners who have applied for solar energy exemptions was reviewed. The rules for the Solar Energy Credit have not yet been published, but the total impact of this new program to the Town is expected to be less than \$2,000.

Westhaver then circulated alternative worksheets showing the effect on the overlay of setting the property tax mill rate at 7.15, 7.20 and 7.25 mills. She pointed out that if the estimated state revenue sharing amount is still made available, the 7.25 rate would put us at the absolute maximum allowable overlay. However as the revenue sharing amount is a function of the state's income and sales tax collections, which are expected to be dramatically reduced. A 7.25 mill rate would mean an increase of approximately \$50 per \$100,000 value of property.

The Administrator asked the Board to set the rate at 7.25 mills, given the potential downside risks to municipal cash flow in the current pandemic circumstances. After discussion, it was moved by Poland and seconded ('reluctantly, but in the circumstances unavoidable') by Yates, to set the mill rate at 7.25 mills. Motion passed, 3 – 0.

Hall then entered that mill rate in the Maine Revenue application form for Ratio Declaration and Homestead Exemption Reimbursement, and it was signed by the Board.

### **Regular Business:**

The Board reviewed and approved one Building Permit application, for Map 005, lot 038-A. Hanna recused himself due to a family connection.

Selectmen reviewed and approved Warrants for accounts payable and payroll for the Town Office, Fire Department, Parks and Recreation and the Bristol/South Bristol Transfer Station.

Under correspondence, the Administrator asked the Board to take note of the Town of Bremen's application for a ConnectME grant for 100% fiber coverage of

that Town. He expected the Bristol Broadband Committee to make recommendations to the board in June, by which time Bremen expects to know whether they have received the grant.

Gartley and Dorsky have filed a request for a permit to place a coffer dam in the river adjacent to the Benner Road bridge. Will Gartley had reported to Hall an initial favorable response from the Corps of Engineers; they are waiting for no objection from the DEP and IF&W.

Hall noted the Certificate of Substantial Completion for the new Pemaquid Beach Park pavilion. The Board congratulated Paul Leeman II, of Ledgewalker Builders, for his excellent work. Yates observed that the new building 'looks as though it has been there forever,' and that he is very pleased with the outcome. It was regretted that in the circumstances, no opening party could be held.

There were no public comments.

Public Meetings: The Chair gave notice of forthcoming meetings as follows:

- Parks and Recreation Commission: Tuesday, May 19<sup>th</sup>, 6 pm at the Ellingwood Information Center
- Selectmen: Wednesday, May 27<sup>th</sup>, 7 pm at the Town Office

The Chair asked if the forthcoming joint meeting with the School Board could be postponed from May 27 to June 3<sup>rd</sup>. The number of people permitted to attend an event is due to rise from 10 to 50 on June 1<sup>st</sup>, and he expected that the number of 10 would be exceeded in that meeting. Hall will pass that request to the School Board.

There being no further business before the Board, it was moved to adjourn at 8.28 pm.

Respectfully submitted,  
Chris Hall, Town Administrator