

Town of Greenville

Select Board Meeting

Wednesday, July 5th, 2023, 6:30pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present at meeting:

<u>X</u> Selectman Geno Murray (Chair)	<u>X</u> Selectman Bonnie DuBien	<u> </u> Police Chief Jim Carr
<u> </u> Selectman Newton Pierce (Vice Chair)	<u> </u> Selectman Burt Whitman	<u> </u> Fire Chief Sawyer Murray
<u>X</u> Selectman Richard Peat	<u>X</u> Town Manager Mike Roy	<u>X</u> Town Clerk Tammy Firman

Others attending: Esther Ireland, Ron Sarol (Code Enforcement Officer), John Contreni (Chair, Planning Board)

Via Zoom: Sheila Grant, Eastern Gazette

6:30 pm Meeting opened by Chair, Geno Murray

1. Pledge of Allegiance recited.

2. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and declare any potential conflicts of interest which members may have with any of the items listed. None were declared.

3. A motion was made by Richard and seconded by Bonnie to accept the minutes of 6/21/2023. Minutes were approved 3-0.

4. There was one addition to the agenda. Please add as 5a. Disbursement Policy. A motion was made by Richard and seconded by Bonnie to make the Disbursement Policy Item 5a. Motion passed 3-0.

5. Tammy Firman – New Liquor License – Trailside Restaurant

This is a request for a new license as the old one was listed as a sole proprietorship in Ronald Adrien's name who is now deceased. Nancy Adrien is applying for a license for the same establishment in her name as sole proprietor. Tammy has spoken with Chief Carr who has no concerns. A motion was made by Richard and seconded by Bonnie to approve the liquor license as requested. Motion carried 3-0. The license was signed by the three board members who were present at the meeting and returned to Tammy.

5a. Annual Disbursement Policy agreement

Marc Roy sent the Annual Disbursement Policy for Employee Wages and Benefits, Education Costs and State Fees agreement to Mike for presentation to the Board. This is a form that must be signed yearly. There was a mistake with names on the document which will be corrected. A motion was made by Richard and seconded by Bonnie to approve the document pending two small name corrections. The motion passed 3-0. The document was signed and will be updated with the name changes.

6. Letter of Support for the Community Resilience Partnership – Review and signatures

A letter from the Select Board to Mike Roy, Town Manager, indicating support for the grant application was presented. The funds from this grant are significant and will represent a savings of approximately \$200,000 for the new Public Safety Building. Geno expressed his thanks to John and Margarita Contreni for their tireless work in their efforts to help secure grant funding for the town. John Contreni said that the deadline for submission of the letter is Friday, but they would send it in tomorrow.

7. Request for Land Lease – discussion

Mike reported that two businesses have approached him asking about potential town buildings or land for lease. The Glacier Wear Building was leased to the Community Development Corporation who subleased it to Glacier Wear. There is property adjoining that building that could be developed. Mike would like to discuss leasing land for revenue. We would consider leasing property by the square footage which would include not only the building but also the parking area, walkways, etc. Mike has looked into this and the current going rates are \$0.25 - \$0.50 per square foot to lease land. This would equate to approximately \$10,890 per acre per year.

One of the businesses that has reached out to Mike is a local contractor who is looking to have a building for storage and the other is a radio network (The National Veteran's Network). Their big antenna is in Bangor. They presently have three stations in Bangor and some in Connecticut. They are looking for a 2,500 – 5,000 square foot building. There will not be an antenna here, rather their broadcasts will be sent to Bangor electronically.

The land would need to be surveyed. It is not all cleared and is not in tree growth. The leasing of this land would not affect snow dump.

The next step would be for Mike to meet with the interested businesses to discuss their needs and negotiate a deal. A motion was made by Richard and seconded by Bonnie to authorize Mike to negotiate on behalf of the town to lease property at \$0.25 per square foot. Motion carried 3-0.

8. Manager's Report

Mike reported that we just began the new fiscal year on July 1st, 2023.

Thank you notes were received for the Julia and Philip Sheridan Scholarship from Katie Wooster and Jase Springer.

A letter was presented from Chief Murray on behalf of the Town of Greenville Fire Department which was sent to Mike Williams (Piscataquis County Manager); Wayne Erkkinen (Piscataquis County Commissioner); Todd Lyford (Piscataquis Dispatch Center); and the Greenville Select Board outlining the current understanding regarding fire protection for the Town of Shirley.

The July 4th parade was well-attended and quite successful. The fireworks display was very nice. Thanks to Jack Whittier for doing the moorings and hauling the barge out as well as to Josh and Heather Brown for the use of their barge. Thank you notes will be sent.

A new Library Director has been hired. Kathy Bishop will assume duties on Monday, July 17th, 2023.

The Town of Greenville has received a waiver regarding the Build American, Buy American Act (BABAA). This is a limited waiver for one year for any previously planned and approved project prior to May, 2022. Our project certainly falls with these guidelines. Richard Peat extended deep appreciation to Mike for his diligence and perseverance in securing this waiver.

A portion of the concrete floor for the new Public Safety Building was poured last Friday. The floor of the administrative side of the building will be poured this Friday. Aerial photos of the building are on the website.

The Planning Board will be reviewing the Vendor Ordinance in a future meeting. Ron wrote up 40 vendor permits for the July 4th Craft Show.

The sale of the small parcel of land behind the Town Office is moving forward. The closing should be in about two weeks.

The LUPC Workshop was attended by Mike Roy, John Contreni and Ron Sarol. A program about short-term rentals was presented. This represents people from all around the lake. They are gathering data about the challenges being faced by neighborhoods, towns, etc. They have had meetings in Millinocket previously and will be meeting in Rangeley soon. Every owner has to file with the LUPC and a set of standards must be posted in each house indicating emergency phone numbers and local regulations for things such as fireworks, animals, etc. Short-term rentals are challenging statewide as well as nationwide. Trash is a problem. There have not been many police issues in Greenville. There have been three calls to the sheriff's office and most have been about excessive noise.

9. Public Comment

John Contreni commented that they were not able to see the fireworks from Crafts Park.

10. What's on your Mind?

Richard Peat was concerned about the tall grass at the Monument on July 4th. He knows that Public Works is very busy but hopes that they can mow it before the parade next year.

There being no other business it was motioned by Richard and seconded by Bonnie to adjourn at 7:10 pm. Motion carried 3-0.

Minutes respectfully submitted by:

Tammy Firman
Town Clerk