

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S MEETING
John M. Young MINUTES
Administrator February 21, 2007

Meeting convened at 6:00 p.m. with Selectmen Douglass, Perkins and Pye in attendance.

I. Review and Sign:

1. Accounts payable and payroll warrants.
2. Minutes from February 14th
3. Management Discussion and Analysis Report for Audit
All items reviewed and signed.

II. Meetings and Hearings:

1. Meet with Fire Chief Totman to open bids for the new Tanker.
Chief Totman had sent out five bid packages for the new tanker and received four back. They ranged from \$164,000 to \$225,000. K & T (\$178,243 for a Sterling and \$177,150 for a Freightliner), Ferrara (\$164,463 for a GMC), Lake Regent (\$225,714 for a Freightliner), and Valley Equipment (\$209,000 for an International). Chief Totman stated that he had been working on this for two years and all bids were for a basic straight truck - nothing fancy (i.e. no custom cab etc.).
Selectmen voted (3-0) to accept Chief Totman's recommendation that the contract be awarded to K & T for the \$177,150 Freightliner (2,000 gallon tank and 500 gallon pump). This decision was based on cost, quality, and location of the company for progress inspections. Delivery date will be 180 working days after signing contract. Selectmen authorized funding from the Fire/Rescue Capital Reserve Account.
A warrant article authorizing disposal of the old tanker will be on the warrant for the May Annual Town Meeting.
2. Meet with the Town Lands Management Committee concerning the possibility of obtaining the Navy property on Perkins Farm Lane.
Art Mayo, representative on the Brunswick Local Redevelopment Authority, contacted the Town Administrator and asked if the Town was interested in obtaining the Navy tower and .23 acres of land on Perkins Farm Lane in Popham (Map 016, Lot 032). This would include a right of way from the property to Route 209 via Perkins Farm Lane. The Town would have the first option, State the second, and then if neither wanted the property it would be sold to a private owner through the bid process. Acceptance would require a Town Meeting vote in May and a letter of intent would have to be received by the development authority by the end of May.
Anna Little, Chair of the Town Lands Management Committee, stated that according to markings on the Tax Maps there may be a public right-of-way to Popham Beach across the road from Perkins Farm Lane and

the Navy property could be used for a parking area for Townspeople.

Juanita Wilson, Assessing Agent, stated that she reviewed documents on file at Town Hall and could not find any evidence of a public right of way to the beach across from Perkins Farm Lane.

Questions that were generated through conversation were (1) Is the Town interested in obtaining the property? (2) Would the Town take the tower down or leave it (liability issue)? (3) Is there any toxic waste on the property? (4) Is there a public right of way to the beach? (5) If there is a private right of way to the beach would the owners be willing to grant a public right of way? (6) Should abutters be notified of the Town's intentions and be involved in the process? (7) Would the State be interested in leasing the property from the Town?

Chief Totman recommended that those involved conduct a site inspection because the property drops off quite steeply and would require a lot of work to be made into a parking lot. He added that it would be nice to have access to the tower for emergency purposes (i.e. searching for boats in distress.) It was mentioned that trees would probably have to be cut on adjoining properties to maintain the sight line.

Selectman Douglass stated that he had a concern with removing the tower just because of possible liability.

Item was tabled until more research is completed. The Selectmen requested that Ms. Varian research the right of way issue by reviewing deeds obtained by the Assessing Agent. A site inspection would be conducted by the Selectmen, Town Lands Management Committee, and Art Mayo. The Administrator will send a letter to the abutters advising them of the Development Authorities offer and related discussions.

3. Meet with the Assessing Agent to open Revaluation Bids and review corrective assessment documents.

Juanita Wilson, Assessing Agent, reported that the Town has received three bids for a property revaluation. These bids were opened by the Selectmen with the following results: (1) Vision - \$175,700, (2) CLT - \$167,400 with options such as \$57.00 per dwelling for overage fee, (3) William Van Tuinen - \$177,000. There was also a letter from RJD Appraisal stating that they would have to wait until 2010 to conduct a revaluation.

The Selectmen decided to table any decision until March 14th when they would receive a recommendation from Ms. Wilson after she conducts an in depth review of each proposal.

The Selectmen reviewed and approved abatements for CTI Financial Holding (\$2.18) and CITI Capital Leasing (\$239.80). No supplemental bills will be issued in either case.

III. New Business

1. Consider formal support of The Popham 400th Celebration.

Bill Perkins from the Popham 400th Committee reported that they and the Maine State Museum were seeking town support for an invitation to Governor Baldacci. This invitation also is a request for State funding of \$200,000 to assist in funding the celebration. The events would include museum exhibits, Maine's First Ship lecture, demonstrations, fireworks and other events. Selectmen voted (3-0) to support and endorse this request to the Governor.

Selectman Douglass mentioned that this was not an uncommon request to the Governor for historic celebrations such as this.

Mr. Perkins also advised the Board that there would be a Popham 400th Public Safety meeting on March 14th.

2. Participation in "March for Meals"

Senior Spectrum is sponsoring a program where local officials would deliver "Meals on Wheels" on a day during March. Selectmen will take this under advisement and review their schedules. Anna Varian mentioned that Phippsburg meal deliveries are usually on Thursdays.

3. Posted Roads

Selectman Douglass asked the Administrator to inform the Road Commissioner that Posted Roads will not be on the agenda every week. The Road Commissioner is to inform the Selectmen when he feels that the roads should be posted and then unposted.

IV. Courses and seminars

1. Chamber of Commerce recognition Dinner

No one will attend.

V. Selectmen/Administrator Comments and Announcements

1. Recycling tour of plant in Massachusetts

The Selectmen discussed their tour of the Single Stream recycling plant in Massachusetts. Selectman Perkins will be producing a tape of the tour to be aired on Channel 3 and shared with other towns.

VI. Public Forum

1. Recent storm and power outage

Bill Perkins thanked the Fire and Rescue department for checking on the elderly folks in Town during the past storm and associated power outages. Selectman Pye also thanked the Road Crew for their response.

Chief Totman added that people need to notify Mike Young or himself if there is a loss of power in their neighborhood so that the Fire and Rescue Department can check on citizens who may need assistance.

2. Flu shots

Selectman Douglass reiterated that flu shots are still available.

VII. Adjournment - Selectmen voted (3-0) to adjourn at 7:06 p.m.