

Agenda
Winthrop Town Council
Regular Meeting
Monday, March 2, 2015 at 7 p.m.
Winthrop Town Office

Call to Order

Pledge of Allegiance

Roll Call: Chair Sarah Fuller, Vice Chair Kevin Cookson (absent), Linda Caprara, Lawrence Fitzgerald, Kenneth Buck, Richard Henry, Linda MacDonald, Lee Bragg – Town Attorney, Jeff Woolston – Town Manager, Joyce Tillson – Recording Secretary, and Carl Swanson – Sound System.

Ordered that the Winthrop Town Council meet to consider the following items:

Approve February 9, 2015 and February 17, 2015 meeting minutes

Motion: Fitzgerald
Second: Caprara
Discussion: None
Vote: 6-0

Item # 17 – Town Personnel Policy Discussion – Tabled from Feb meeting

Chapter 4, section 1.

Caprara would like to remove "what other towns are doing". Doesn't think it needs to be in the personal ordinance. Chair Fuller explained that it just references that Winthrop pays a competitive salary; Caprara doesn't believe it should read will pay competitive salary based on towns of similar size to Winthrop. Shouldn't be set on what other towns pay; should be what we are willing to pay. Jeff proposes to add objective criteria when deciding what someone should be paid; needs to be done for when budgets in April are being worked up. Chair Fuller this section isn't what the increase is; it only states that if we didn't have a certain position it helps to set a salary scale on comparable business and towns. Fitzgerald believes we should be competitive yet this language isn't the right method. Caprara the policy also has been used not just for hiring it is used to give raises and she does not support this. Fuller explained that it is very specific that it is not used for raises and is based on financial status of the town; does not state to be comparable. Fuller doesn't feel it should be changed just because it was used incorrectly for raises in the past. Police Chief explained that the Town's Charter has language to cover areas like this. Member of the public stated he is concerned and wouldn't want the town to waste too much more time on this subject matter and that employees coming in and saying I should get more money just because surrounding towns pay more. Henry expressed that things like this is where mandated to raise someone's pay if the finances are not there. If raises are given on merit we should always do so; yet promises if the funds are not there shouldn't be made. Fuller again explained that this isn't raises and it is not part of this section. Positions need to be looked at based on years. Lee Bragg suggested that leave the first line, delete the second line to comparable and leave it; delete the word

private. The objective of the town to pay the employees on a basis comparable to work in the area. To define the issue it is whether or not salary and wages stays in as a more specific or if comes out it becomes more general. Fuller believes by making more general opens it up even more for higher salaries. Fitzgerald is ok with the way it is and is also ok to make it a little more general. Fitzgerald suggests that we list criteria that could be used, possibly for years of experience, etc. Henry suggest at the end it states subject to change by the Council. Lee will work on the language with Caprara and Henry and bring before Council at next meeting. Chief asked if this was a problem; Caprara says it is a problem every year. Fuller reminded it is not for raises and not for Salary at hire. Priscilla is concerned that we are now spending money on legal cost. Lee suggest if strike out the second line; you then have Caprara's proposal and does the Council want this removed. The Council would like to leave in and add more criteria.

Motion: None take; will be brought new item with revised language.

Second:

Discussion:

Vote:

Item # 23 – Consider Quitclaim deeds

Property owners have paid off past taxes and have retained their property.

Motion: Fitzgerald: Quit Claim Deeds be approved for liens recorded in the Kennebec County Registry of Deeds in:

- Book 10984, Page 352 and Book 11118, Page 228
- Book 11118, Page 79
- Book 11118, Page 260
- Book 11118, Page 104
- Book 11118, Page 245
- Book 11119, Page 26
- Book 11118, Page 77
- Book 11119, Page 35
- Book 11118, Page 191
- Book 11118, Page 290
- Book 11118, Page 78
- Book 11118, Page 284
- Book 11470, Page 335
- Book 11471, Page 39
- Book 11471, Page 8
- Book 11470, Page 313
- Book 11471, Page 30\

Second: Henry

Discussion: None

Vote: 6-0

Item # 24 – Consider the disposition of foreclosed property

These are the final list after giving the banks additional 30 days.

Motion: Fitzgerald to take possession Map 054 Lot 007

Second: Henry

Discussion: None

Vote: 6-0

Motion: Fitzgerald to take possession Map 031 Lot 012

Second: Henry

Discussion: None

Vote: 6-0

Motion: Fitzgerald to take possession Map 012 Lot 010

Second: Henry

Discussion: None

Vote: 6-0

Motion: Fitzgerald to take possession Map 031 Lot 057

Second: Henry

Discussion: Buck this property could have been sold some time ago; Chair states it will go out to bid.

Vote: 6-0

Motion: Fitzgerald to take possession Map 030 Lot 043

Second: Henry

Discussion: None

Vote: 6-0

Motion: Fitzgerald to take possession Map 009 Lot 047

Second: Henry

Discussion: None

Vote: 6-0

Chair Fuller asked Jeff to follow some procedure in getting notices out.

Item # 25 – Public Hearing to Consider Sully’s Liquor and Special Entertainment License

Open public hearing at: 7:42

Public asked what is a special entertainment; Lee explained it is needed when an establishment holds a liquor license and has live entertainment. Chief of police has no issues.

Hearing closed at 7:43

Item # 26 – Consider Sully’s Liquor and Special Entertainment License

Motion: Fitzgerald
Second: Buck
Discussion: None
Vote: 6-0

Item # 27 – Consider abating 2014 tax accounts with less than \$5.00 balance

Jeff explained last year was completed in May and it is to avoid sending a lien to an account with less than a \$5.00 balance will save the town a lot of money if approved.

Motion: Buck
Second: Fitzgerald
Discussion: None
Vote: 6-0

Item # 28 – Consider uncollectable personal property tax write-off

Jeff explained that this business is no longer in business and cannot collect.

Motion: Fitzgerald
Second: Henry
Discussion: None
Vote: 6-0

Manager's Report

Expects to move into the interview phase for the Financial Directors position.

New applicant for Everything Kids; new person has qualified and Jeff can work the paper work without Council being involved, qualified person hopes to get commercial build to put business in.

Company called Spy Glass is an IT billing auditor; to help structure towns to save money. They make their money by recommending ways to save and they take the first years savings. Fuller asked if this is premature where we have just recently contracted. Jeff said this is for billing and not services.

Council will look at the proposal and get back to the Town Manager.

Other Business

Fitzgerald asked of the properties the Town has taken possession of where are we at? Bids are due into the Clerk’s office no later than May 1st at 4:30 pm. and will be open by Council at meeting.

Are we allowing people to look at these prior to bid. Jeff said they can look at them but not sure if they can enter them he will check with MMA on insurance issues.

Minimum bid is set using back taxes through May 4th.

Henry asked about tax acquired procedure and revamping it. Caprara explained that the legislature is reviewing the language. Thinks it will be passed out of committee and to House and Senate within 30 days. Is Emergency Legislation.

FULLER Jo Randall will be the speaker at the Chamber Breakfast. Commerce Center, at 7:15 and is \$7.00; public is welcome.

Item # 29 – Consider Executive Session – Title 1 Section 405.6.D. – Discussion of labor contract

Item # 30 – Consider Executive Session – Title 1 Section 405.6.A. – Personnel Matter

Motion: Fitzgerald at 8:00 pm

Second: Henry

Discussion: None

Vote: 6-0

Executive session 405.6.D entered 8:28 pm; pause for a short intermission/bathroom break and continued at 8:55 pm; exited session at 9:49 pm

Item #31 Discussion of town administration items

Motion: Councilor Fitzgerald that the budget line for the finance director position be used only for the purpose for funding an interim finance director from now until the end of the fiscal year. Second: Councilor Henry

Vote: 6-0.

Council agreed that a special meeting should be held, Monday, March 23rd at 6 pm, with the expectation that they will enter executive session to continue discussions of the labor contract.

Motion: Councilor Buck to adjourn

Second: Multiple

Adjourned at 10:06 p.m.