

Winthrop Regular Town Council Meeting Minutes  
Monday, January 8, 2018 - Town Office  
17 Highland Avenue  
7:00 PM

7:00 PM Business Meeting: Call To Order – Pledge of Allegiance – Roll Call

**All Present** Chairperson Sarah Fuller, Vice-Chairperson Linda Caprara, Councilor Priscilla Jenkins,  
Councilor Barbara Buck, Councilor Rita Moran, Councilor Andy Wess,  
Councilor Scott Eldridge

**Election of Town Council Chairperson;**

**Motion:** Move to appoint Sarah Fuller as Town Council Chairperson for 2018

Motion: Caprara          Second: Rita          Vote: 7-0 passed

**Election of Town Council Vice-Chairperson;**

**Motion:** Move to appoint Linda Caprara or Priscilla Jenkins as Town Council Vice-Chairperson  
for 2018

Nomination: Linda Caprara

Motion: Buck          Second: Wess          **4 Votes for Linda Caprara - passed**

Nomination: Priscilla Jenkins

Motion: Moran          Second: Wess          Votes for Priscilla Jenkins

**Item 1 Council Committee Appointments – To consider the Chairperson’s appointments to  
the council’s Finance Committee, Appointments Committee and Marijuana Workgroup  
committee.**

**Motion:** Move to approve the Chairperson’s appointments to the Finance Committee,  
Appointments Committee and Marijuana Workgroup Committee

Chairperson Fuller Nominated the following to:

Finance Committee: Wess, Buck & Caprara as chair

Appointments Committee: Moran, Eldridge & Jenkins as chair

Marijuana Committee: Moran and Jenkins as chair

Motion: Caprara          Second: Jenkins          Vote: 7-0 passed

## **Item 2 Council Appointments – To consider Town Council reappointments for 2018**

**Motion:** Move to approve the Town Council Reappointments from a 2018 reappointments list dated January 8, 2018;

Motion: Caprara                      Second: Buck                      Vote: 7-0 passed

Councilor Moran felt that since the town has budgeted forty thousand dollars for legal services the town should seek other proposals and felt any appointment should be for only 60 days. Councilor Caprara felt that the services the town receives are wonderful and sees no need to seek an RFP. Council Jenkins agreed that the town has received excellent services but felt there have been questionable bills and an unavailability of our current attorney but that he is an aging man. Council Wess has worked with our current attorney and states that our attorney knows his work. Council Fuller stated that our current attorney knows municipal law and Winthrop more than anyone else especially with the issues we have had in the past and is very comfortable with maintaining our current attorney. Councilor Wess added that the institutional knowledge we receive from our attorney is invaluable. Councilor Jenkins stated that she has heard that our current attorney has padded billing time that has been charged to the town. Councilor Caprara does not agree and states that the town attorney has been outstanding for this town for years. Councilor Moran stated that her amendment does not come from anything negative that she has heard, but from the point of view of fiscal responsibility. Councilor Fuller explained that town staff are mindful of saving dollars and also utilize Maine Municipal Attorneys for free (included in our dues) when appropriate. Councilor Wess felt that questioning ones integrity is not appropriate in an open meeting. Councilor Jenkins apologized. Ryan Frost stated that from a staff perspective all bills are scrutinized from any vendor and added that with the loss of long term employees the town attorney's institutional knowledge is needed.

## **Item 3 To consider approving council meeting minutes for December 4, 2017 and for the finance committee to sign disbursement warrants**

**Motion:** Move to approve the council meeting minutes for December 4, 2017, as written

Motion: Moran                      Second: Jenkins                      Vote: 6 – 0 - 1 passed - Councilor Eldridge abstained since he was not seated for the December 4, 2017 meeting.

## **Item 4 To consider approving a list of Election Workers for 2018**

**Motion:** Move to approve the 2018 Election Worker list for the Town of Winthrop

Motion: Jenkins                      Second: Buck                      Vote: 6 – 0 – 1 passed, Councilor Caprara abstained due to relative on the list.

Council Jenkins noted two duplicates and one missing address - Town Clerk Lauri Carson will modify the list

**Item 5 To consider property tax abatement from Tax Year 2015 and to sign Certificate of Abatement for the tax collector**

**Motion:** Move to authorize the Abatement of 2015 Property Taxes from property now owned by the Winthrop Public Library Foundation, 40 Bowdoin Street, Map 31, Lot 13 in the amount of \$1,995.12

Motion: Caprara      Second: Moran      Vote: 7 -0 to table Item 5 – passed

Ryan Frost asked that this item be tabled since we were still waiting for paperwork from the library foundation.

**Item 6 To hear any council interest in allowing the South Shore Outboard Association to hold Hydro-plane Racing on Maranacook Lake**

Councilor Fuller explained a request from the South Shore Outboard Association in seeking interest in holding races on Maranacook Lake as this group apparently held them in town during the 1960's. Councilor Wess stated that this group is very well organized, use small boats and would probably bring in a lot of spectators. Councilor Fuller asked about the possible effect on wildlife. Councilor Wess stated the race area would be in a small confined area of the lake and he felt it would be a nice economic boost to the area. Councilor Moran asked that this item be deferred and that someone from the lake association be asked to attend to speak on the association's behalf. Councilor Fuller requested the manager to reach out to the lake association and Readfield to see if they will attend a meeting with the outboard club to hear their plan.

**Item 7 Discuss dates for the joint Town Council and Board of Education Budget Workshops**

The council discussed dates to meet with the board of education and decided on a tentative date of January 22, 2018 at 6:30 PM.

**Item 8 To review the current status of the FY18 Town Budget, Finance Director Melody Main**

Finance Director Melody Main gave a presentation on the current FY18 Town Budget revenues and expenditures. Revenue over various departments range from above stated projection to below. Of note, ambulance revenue continues to decline with some offset savings on the expenditure side and the same with the transfer station. During the next budget process revenue projections will be vetted. Expenditures are appropriate at this time.

**Item 9 To consider providing guidance to the manager and town staff for the next budget cycle, FY19**

Councilor Fuller asked to go around the table to offer opinions on the next budget process.

Councilor Caprara wants to see a flat budget with consideration given to raises for employees and benefit cost that we cannot control. Councilor Caprara would like to see a focus on our capital improvements like road but it must be paid for with funds we already have and we should crawl out of the financial situation we are in. Councilor Buck concurs.

Councilor Jenkins agrees with Councilor Caprara and states our elderly are struggling. Councilor Jenkins would like to see some type of property tax relief like in Gardiner and would not support any new programs except for something in economic development. Councilor Jenkins also wants to add funding to the general assistance office for staff.

Councilor Moran agrees with Councilor Jenkins on economic development. Councilor Moran states that residents feel property taxes are a major concern and she does not want to see a budget increase.

Councilor Wess states that he will probably stand with a flat budget and would not support economic development issues that will cause the town to spend a lot of money.

Councilor Eldridge will do research over past budgets and agrees with Councilor Caprara on raises and that we provide good services to the community, invest in our education and keep our taxes low. He states this will not be easy.

Councilor Fuller states that this will not be easy as we try to keep taxes fair while providing a good value for our tax dollars. Councilor Fuller states that when we try to keep things too tight we usually wind up paying more in the end and noted paving, education and development. Councilor Fuller agrees in keeping a very sharp pencil as we work out of the mess we are in but cautions on deferments that will cost us more in the long run.

**Item 10 To determine the future status of the current fire station**

**Motion:** Move to authorize the manager to determine the best method to sell the current Winthrop Fire Station and take appropriate action to achieve the sale while keeping the Town Council updated and with the understanding the Town Council has final approval

Motion: Caprara                      Second: Moran                      Vote: 7 – 0 passed

The manager stated this was not authorizing the sale but authorizing the manager to investigate the best process to sell. Councilor Jenkins wanted to know if there had been a vote to sell the building and the answer is no. Councilor Caprara would like options on what the property is appraised at since it is a prime location on Main Street and if we cannot get what we want for it we can use it for town needs. Councilor Wess suggested sealed bid with clause that we can reject any and all bids.

**Item 11 To consider authorizing Waiver of Foreclosure's and to sign corresponding waivers**

Motion: Jenkins      Second: Moran      Vote: 7 – 0

**Motion:** Move to authorize Waiver of Foreclosure's for 2015 Property Tax Foreclosures from a list dated January 8, 2018

All waivers were read and voted on individually as well as in total;

Brian & Amy Aubut – 332 Annabessacook Road, Winthrop – Map 3, Lot 50-11

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Brian & Amy Aubut to the Town of Winthrop dated July, 26, 2016 and recorded in Kennebec County Registry of Deeds in Book 12361, Page 138 is hereby waived by a vote of the municipality's legislative body on January 8, 2018, pursuant to 36 M.R.S.A. § 944.

Michael Giberson – 372 Holmes Road, Winthrop – Map 2, Lot 87-2

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Michael Giberson to the Town of Winthrop dated July, 26, 2016 and recorded in Kennebec County Registry of Deeds in Book 12361, Page 195 is hereby waived by a vote of the municipality's legislative body on January 8, 2018, pursuant to 36 M.R.S.A. § 944.

Jacqueline Ouellette – 68 Pineland Drive, Winthrop – Map 9, Lot 57-37

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Jacqueline Ouellette to the Town of Winthrop dated July, 26, 2016 and recorded in Kennebec County Registry of Deeds in Book 12361, Page 254 is hereby waived by a vote of the municipality's legislative body on January 8, 2018, pursuant to 36 M.R.S.A. § 944.

Claire Hersom – 36 Wings Drive, Winthrop – Map 37, Lot 15-9

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Claire Hersom to the Town of Winthrop dated July, 26, 2016 and recorded in Kennebec County Registry of Deeds in Book 12361, Page 207 is hereby waived by a vote of the municipality's legislative body on January 8, 2018, pursuant to 36 M.R.S.A. § 944.

Candice Hill – 33 Mallard Lane, Winthrop – Map 2, Lot 50-1

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Candice Hill to the Town of Winthrop dated July, 26, 2016 and recorded in Kennebec County Registry of Deeds in Book 12361, Page 209 is hereby waived by a vote of the municipality's legislative body on January 8, 2018, pursuant to 36 M.R.S.A. § 944.

Sheila Tardiff C/O Rodney Tardiff, Jr – 3 King Street, Winthrop – Map 3, Lot 50-6

The foreclosure of the tax lien mortgage on real estate for a tax assessed against Sheila Tardiff, C/O Rodney Tardiff, JR, to the Town of Winthrop dated July, 26, 2016 and recorded in Kennebec County Registry of Deeds in Book 12361, Page 290 is hereby waived by a vote of the municipality's legislative body on January 8, 2018, pursuant to 36 M.R.S.A. § 944.

### Other Business:

Councilor Jenkins invited Jim King to talk about a farmers market that the Green Committee would like to sponsor. Jim King says that the municipal parking lot downtown is their preferred location on a Saturday and has been talking with codes officer Mark Arsenault about permits. Jim King says the group wants to bring a strong market back to town and will be seeking support of others to help out.

Councilor Fuller advised that usually the sponsor of any market will apply for a Transient Sellers License with a list of participating farmers and that would act as an umbrella permit for the market. At that time permission to use town property can be requested.

Councilor Wess states that the shore land zoning committee is almost set and will have five members and he thanked the planning board for holding over at the last meeting to get him up to speed on the zoning committee.

Councilor Wess suggest that a letter of thanks be sent to public works, police, fire and ambulance employees that worked over the holiday weekend during the storm. Note – “thank you” mint brownies were provided to most working staff during the storm.

Councilor Wess brought up holidays on Monday’s and wanted to know what the council schedule would be. Councilor Fuller stated that we would not have meetings on holidays and they would usually be moved to the following Monday.

Councilor Wess also expressed an interest in a tour of the Winthrop Food Pantry for the council. Councilor Fuller cautioned on public notification meeting requirements that may cause the tour to be posted as a meeting.

Codes Officer Mark Arsenault wanted to clarify that the zoning committee is not just for shore land zoning, but for the entire zoning ordinance.

Councilor Caprara suggested that we could set up a box where the council, employees and the public could bring goods in and we could deliver them to the food pantry.

### Manager’s Report:

1. Spirit of America Nominee – Councilor Moran has a nominee and will forward a support narrative to the manager.
2. The town is looking for Zoning Board of Appeals & Planning Board Members
3. Richard Drapeau has resigned from the Utilities Board. He has moved
4. Kevin Cookson has resigned from the Planning Board due to time constraints
5. We are still in need of a Cobbossee Watershed Board of Trustees member
6. Municipal Withdrawal Agreement Review – Target date for payment is August 2018
7. School Budget Law Materials provided by the school department given to council in packets.
- 8 The council turned in their contact information sheets

Adjourn. Motion by Jenkins/Eldridge 7 – 0