

MINUTES
TOWN OF TOPSHAM
BOARD OF SELECTMEN MEETING
HELD VIA ZOOM FROM INDIVIDUAL RESIDENCES
JUNE 4, 2020 – 6:30 P.M.

MEMBERS PRESENT: David Douglass
Marie Brilliant
Ruth Lyons
Matt Nixon
Roland Tufts

MEMBER(S) ABSENT: All present

STAFF PRESENT: Derek Scrapchansky, Town Manager

A meeting of the Topsham Board of Selectmen was held on Thursday, June 4, 2020, with individuals joining the meeting from their residences via Zoom.

CALL TO ORDER

Chairman Douglass called the regular meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE/ROLL CALL

Chairman David Douglass stood and recited the Pledge of Allegiance to the Flag. The recording secretary took the roll call and noted that all Selectmen were present.

TOWN MANAGER'S REPORT

“Good Evening:

- The Town of Topsham Tax and Clerk Office operating hours for in-person transactions are M-W 9:00-4:30, TH 9:00-6:00, and F 9:00-3:00. Please call the Tax Office for an appointment. For the safety of our citizens and staff, social distancing markings, queuing chains, and face coverings are being utilized. All other municipal building departments will continue to operate via phone, email, and on-line services.
- Since the Tax/Clerk office opened on Monday, the staff processed 380 transactions which is double the usual 4-day average. The Tax/Clerk staff extends their appreciation and thanks for the numerous positive comments from the residents this week.
- Central Maine Health has announced plans to expand its Topsham facilities with the construction of a \$14.2M outpatient surgery center. This excellent news for Topsham, especially as CMH is proceeding despite the uncertainty and adverse impacts of the C19 emergency. John Shattuck, our Economic Development Director, has been meeting with CHM representatives to determine how the Town can best support this effort.

- The Crooker Construction rezoning request proposal has returned to the Planning Board in a workshop this past Tuesday for further consideration. Public comments are welcomed – please see the Planning Department page on the Town website.
- Topsham Public Library began curbside service this week and the feedback from our residents has been absolutely positive. This service will be available Monday-Friday 9-5 and Saturday 9-1. Please check the library website to find out more about this service. Please note that you may return items through the book drops on Sat. and Sun. only. Summer Reading programs for Teen and Adults begin on June 15. Children’s summer reading will begin later in the month—check the website or call for more info.

Thank you and have a good night.”

Following the Town Manager’s report, Chairman Douglass asked for an update on the Crooker Construction Rezoning request (Workshop) that the Planning Board held on June 2nd. Assistant Planner Deci reported that the Crooker firm has hired new consultants to assist in their rezoning effort and the process will probably take up to 6 to 9 months. All documents concerning Crooker are on line and can be viewed @topshammaine.com/crooker.

BOARD AND COMMITTEE REPORTS AND UPDATES – None noted.

CORRESPONDENCE

Chairman Douglass noted correspondence he received from Joan LeMole of New Hope for Woman, an organization offering help for domestic violence, dating violence and stalking, based in Rockland. The organization serves the counties of Sagadahoc, Lincoln, Knox and Waldo. The letter asked for a donation of \$500. This request will be considered in the next budget cycle.

Chairman Douglass said he and the Board received a letter from Attorney Liz Armstrong regarding one of the agenda items. He will read the letter during consideration of that agenda item.

ADJUSTMENTS TO THE AGENDA – Chairman Douglass said at this time the Board will be taking phone calls for any comments/questions that members of the public may have on this agenda at 373-5090. It is requested that the caller state their name, address and brief comments/questions.

There were no calls to address so the meeting moved forward.

Motion was made, seconded, and it was unanimously

VOTED

To add the following item to the agenda under Unfinished Business: **20-32 CONSIDERATION AND ANY APPROPRIATE ACTION REGARDING THE REVISED VERSION OF REVISION REMOTE-SITED MUNICIPAL SOLAR PPA CONTRACT**

CONSENT CALENDAR

1. Approval of the minutes of the Regular Selectmen's meeting of May 21, 2020.

Motion was made by Chairman Douglass, seconded by Selectman Tufts to accept the Consent Calendar approving the minutes of the May 21, 2020 Board of Selectmen's Meeting. Vote was called and it was unanimously **VOTED** to accept the minutes of the May 21, 2020 meeting as written.

PUBLIC HEARING – None noted.

UNFINISHED BUSINESS

20-32 CONSIDERATION AND ANY APPROPRIATE ACTION REGARDING THE REVISED VERSION OF REVISION REMOTE-SITED MUNICIPAL SOLAR PPA CONTRACT

John Shattuck, Economic Community Development Director, spoke to this item. Mr. Shattuck said on May 21, 2020 the Board of Selectmen's acceptance of the ReVision Contract was sent to both the Town attorney and attorney for ReVision. The Board requested an adjustment to the contract stating that ReVision capture the 70% shortfall. Mr. Shattuck explained the revision to the contract which gives the Town and ReVision an out if they achieve the desired result.

Chairman Douglass said he was satisfied if ReVision can get to 90%. If the Town wants to get more, there will be other projects to consider in the future. The Board agreed with Mr. Douglass' comment.

Motion was made by Chairman Douglass, seconded by Selectman Tufts, that the Board of Selectmen authorize the Town Manager to execute the following documents when he is satisfied that they are all accurate consistent with the underlying ReVision Remote-Sited PPA Agreement, ReVision Remote-Sited PPA-Topsham, ReVision PPA Sited Agreement with 90% Provision, Public Utilities Commission Net Energy Billing Disclosure, and ReVision Loan Assignment Consent. Further I move the Selectmen to authorize the Town Manager to execute any customary and reasonable documents required by the project financing in the future.

Vote was called and the motion passed 5-0.

OLD BUSINESS – None noted.

NEW BUSINESS

20-35 CONSIDERATION AND ANY APPROPRIATE ACTION TO PURCHASE A NEW "RIDE ON" TANDEM COMPACT ROLLER

Public Works Director Dennis Cox reviewed the results of bids received to replace the existing 2000 roller, which was budgeted for in the 2019-2020 budget for \$20,000. He said the roller is used by the department to compact pavement patches and repairs.

The following bids were received:

Jordan Equipment	Wacker RD12	\$16,460
	Same with folding roll bar	\$17,240
Easy Rent Corp.	DynaPac	\$18,845
C. N. Wood Company	Bomag	\$20,667
Central Equipment	Wacker RD12A	\$15,149

Mr. Cox recommended accepting the low bid from Central Equipment.

Motion was made by Chairman Douglass, seconded by Selectman Nixon to accept the bid from Central Equipment for a Wacker RD12A roller in the amount of \$15,149.

Vote was called and the motion passed 5-0.

20-36 CONSIDERATION AND ANY APPROPRIATE ACTION ON A REQUEST FROM THE FRIENDS OF MERRYMEETING BAY TO SIGN A LETTER OF SUPPORT ON THE ANDROSCOGGIN RIVER RECLASSIFICATION

Assistant Planner Deci said this is an annual request for the Town’s support on the Androscoggin River Reclassification. He said the Planning Office received information from a citizen of Brunswick who has some environmental history and background. The letter contained information as to why the river has not been classified. Mr. Deci said he and Planner Melanson redrafted the suggested support letter to reflect that we support making the Androscoggin River a clean river but there is a specific process that needs to be followed for that reclassification to take place. This doesn’t commit the Town to anything, just a support letter to the Friends of Merrymeeting Bay to support their initiative.

Chairman Douglass said the letter Planner Deci referenced was from Attorney Liz Armstrong and he read the letter (filed with these minutes) aloud. Selectman Lyons urged the Board to take Attorney Armstrong’s letter under advisement.

Motion was made by Chairman Douglass, seconded by Selectman Tufts that the Board approve and sign the revised letter to the Maine Board of Environmental Protection, that we support Friends of Merrymeeting Bay’s goals, but we defer judgment to the DEP and Legislature.

Vote was called and the motion passed 5-0.

At 7:00 p.m., motion was made, seconded, and it was unanimously

VOTED

To move into Executive Session. All Board members were present, as well as the Town Manager.

At 7:31, motion was made, seconded, and it was unanimously

VOTED

To come out of Executive Session and return to the regular meeting.

EXECUTIVE SESSION

20-37 CONSIDERATION AND ANY APPROPRIATE ACTION TO ENTER INTO EXECUTIVE SESSION PURSUANT TO M.R.S.A. §405 (6) (C) TO DISCUSS DISPOSITION OF TOWN-OWNED PROPERTY

Motion was made, seconded, and it was unanimously

VOTED

To take no action on Agenda Item 20-37.

20-38 CONSIDERATION AND ANY APPROPRIATE ACTION TO ENTER INTO EXECUTIVE SESSION PURSUANT TO M.R.S.A. §405 (6) (C) TO DISCUSS DISPOSITION OF TOWN-OWNED PROPERTY

Motion was made by Chairman Douglass, seconded by Selectman Lyons to direct the Town Manager to hire a real estate agent to begin the process of accepting bids on Town owned property on Monroe Lane.

Vote was called and result was 5-0 in approving the motion.

ADJOURNMENT

Motion was made by Chairman Douglass, seconded by Selectman Nixon, and it was unanimously,

VOTED

To adjourn the meeting at 7:35 p.m.

Respectfully submitted,

Patty Williams, Recording Secretary