

July 10, 2014

**Minutes of the Washington County Commissioners'  
Unorganized Territories Regular Meeting  
held July 10, 2014  
in the Commissioners' Conference Room  
Machias, Maine**

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Attending the meeting were:  
Commissioner Christopher Gardner  
Commissioner John Crowley, Sr.  
Commissioner Vinton Cassidy  
Betsy Fitzgerald, County Manager  
Carla Manchester, Administration  
Brad Warner, Cathance Twp.  
Paula Deschenes, Cathance Twp.  
Mark Ranalli, Big Lake Twp.  
Wesla Ranalli, Big Lake Twp.  
D. Hellier, Lubec  
Tom Hatfield, Trescott Twp.  
Michael Hinerman, EMA  
Matt Lewis, Maine Stream Finance  
Josh Rolfe, RCC  
Matt Whitegiver, Twp. 24  
Steve Lavign, Trescott Twp.  
John Heald, CLLC  
Alan Furth, CCLC  
Amy Ackley, Machias  
Jill Holmes, Treasurer  
Judith Alexander, Treasurer's Office  
Ken Daye, SCEC

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Commissioner Gardner called the meeting to order at 4:00 p.m.

**Approval of the June U.T. meeting minutes of June 12, 2014  
(Crowley / Cassidy, 3-0)**

**AGENDA ITEM: Monthly Report**

The monthly report was submitted and is attached.

Interim U.T. Supervisor Heron Weston reported that the recent hurricane caused roads to be blocked by downed trees mostly in the coastal townships of Trescott, Edmunds and Marion.

July 10, 2014

Most roads are now clear due to a community effort. Roadside clean-up will be needed.

Heron also reported that the maintenance for the Wilcox Settlement Cemetery in Trescott will now be done by U.T. summer crews. Frank Theriault, a local resident, has retired at the age of 82. Mr. Theriault passed on his knowledge of Veterans' graves, and the grave-stones have been recorded by GPS for the digital cemetery project.

Heron stated that the U.T. office is in the process of replacing the fencing that surrounds the Lower Edmunds Cemetery, and is looking at the most effective and cost efficient options. Commissioner Gardner stated that stone may be an option.

Heron reported that the Springfield Fire Department agreement with Kossuth has been adjusted to reflect clarity of responsibility. All parties have signed the agreement and it is now in effect.

Heron reported that the U.T. 2013-14 fiscal year has concluded and all budget lines were within budget except for the winter maintenance line. Due to the winter ice storm damage, that line was over by approximately \$25,000.

The Local Roads Assistance Program form for 2014-15 was presented for approval to accept payment of \$74,000 from MDOT. This amount is down from the previous three years.

**\*MOTION\* Commissioner Crowley moved to approve the acceptance of \$74,000 from MDOT for the Local Roads Assistance Program. Commissioner Cassidy seconded the motion passing 3-0.**

At the conclusion of the U.T. monthly report, Commissioner Gardner inquired as to whether Heron has heard from Dean Preston and if Dean has returned from his military deployment. Heron reported that he has heard from Dean; he is state-side and plans to resume his position of U.T. Supervisor as of September 1<sup>st</sup>. He and Dean plan to meet within the next couple of weeks to review the transition. Commissioner Gardner stated that he would like to take a moment to recognize LTC Preston. LTC Preston has served multiple tours of duty. Commissioner Gardner commended Heron Weston for a job well done in covering Dean's absence, but is glad to hear that Dean is home. Commissioner Gardner stated that LTC Preston honored the County by flying the Washington County and Maine State Flag at Bagram Airfield. The plague presented

July 10, 2014

to the County states that the flags were "flown in recognition of the support and sacrifice of Washington County at the request of LTC Dean A. Preston". Commissioner Gardner stated that the County is humbled to accept this recognition. He requested that County Manager Betsy Fitzgerald find an appropriated place to display the plague and flags. Both Commissioner Crowley and Commissioner Cassidy concurred.

**AGENDA ITEM: TIF Grant Committee Update**

A report was submitted and is attached.

UT TIF Administrator Ken Daye stated that Alan Furth, John Heald and Steve Lavign were present to give a brief update on CBC's course for the future. The transition of the proposed transfer of ownership from Cobscook Bay Company to Craig's All Natural has not happened yet. Craig is still on board with this transfer but the proposed terms and conditions have been altered. There has also been a need to revise the production line with a product that would create work year-round. The seafood pie line products are still a successful product but are only seasonal. The need to offer a product line that will be year-round has caused CBC and Craig's to consider adding Craig's line of seafood soup to the production in Trescott. CBC has completed equipment and procedure trial runs to be sure that Trescott can handle that kind of production. Meetings are being held on a regular basis and a team is working towards the transition. CBC asked the Commissioners to grant forbearance on the previously proposed terms for the transition. Commissioner Gardner inquired as to how much time CBC anticipates that it will take for the transition to happen. Commissioner Gardner stated that the Board of Commissioners do not have a big concern but do need some structure and a timeline. They would like to have terms in place for them to review and sign. Commissioner Gardner stated that they are willing to be flexible but cannot have an open-ended agreement as responsible stewards of the County. There needs to be realistic expectations. Commissioner Crowley stated that there was some room for flexibility. John Heald of CBC said that (to have some real terms in black and white) would be no problem. Steve Lavign stated that the team is working really hard and thinks that terms can be ready to present to the Commissioners next month. Commissioner Gardner stated that the Commissioners trust that the organization will succeed. If time is an issue, the Commissioners can grant that time. CBC was asked to bring a proposal for the Commissioners to review next month. By consensus,

July 10, 2014

CBC's request for the approval of revised terms and conditions was tabled until next month.

Ken Daye stated that the TIF grant and loan program had another busy month. He had three new project proposals for the Commissioners' consideration.

The first applicants were Matt and Lisa Whitegiver of Eagle Mountain Guide Service seeking a combination of grant and loan funds. The funds are needed to do essential repairs to the lodge and invest in equipment. The lodge is a fifty-year-old building and the roof is in need of being completely replaced. The equipment upgrades include a commercial stove, generator and business marketing material. Commissioner Gardner pointed out that the Eagle Mountain lodge is a landmark of Washington County, that there is strength in the application and aligns with the mission of the TIF funds. The application was tabled by the TIF grant and loan committee several months ago so that Matt and Lisa Whitegiver could clean up some back debt. The committee is now prepared to recommend the approval of both grant and loan requests.

With the recommendation of the TIF Grant Committee,

**\*MOTION\* Commissioner Cassidy moved to approve Grant #1407-07-NBT request of \$15,000.00 for Matt and Lisa Whitegiver of Eagle Mountain Guide Service. (Cassidy / Crowley, 3-0)**

With the recommendation of the TIF Loan Committee,

**\*MOTION\* Commissioner Cassidy moved to approve Loan #W-TIF-04-25-14 request of \$15,000.00 for Matt and Lisa Whitegiver of Eagle Mountain Guide Service. (Cassidy / Crowley, 3-0)**

Commissioner Gardner stated that the records should reflect that the loan is adequately collateralized.

Ken Daye then introduced Brad Warner and Paula Deschenes. Brad and Paula have operated Lil Buddy Farm as a hobby farm for the past two years and have developed a "niche in the market". The proposal is a grant request of \$11,000.00 and loan request of \$11,000.00 for assistance to purchase and construct a temperature controlled four-season greenhouse. The Loan Committee was satisfied with the recent business investments as the upfront personal investment by the

July 10, 2014

applicant and recommended approval of the loan contingent on the inclusion of the wood furnace as collateral.

**\*MOTION\*** Commissioner Crowley moved to approve Grant #1407-08-CP request of \$11,000.00 for Bradford Warner of Lil Buddy Farm. (Crowley / Cassidy, 3-0)

And,

**\*MOTION\*** Commissioner Crowley moved to approve Loan #BW-TIF-06-02-14 request of \$11,000.00 for Bradford Warner of Lil Buddy Farm. (Crowley / Cassidy, 3-0)

The third and final proposal was a request submitted by Mark and Wesla Ranalli to conduct a feasibility study on establishing a campground/RV park in Big Lake Twp on the 120-acre parcel owned by the applicants. The grant request was for \$10,575.00 but the committees' recommendation is for \$10,000.00 based on the amount approved for previous TIF planning grant awards. The proposed feasibility study would be done in two phases; the initial phase would be a visual assessment for the potential campground site by two experienced consultants; the second and more costly phase would generate a detailed report. Ken reported that the TIF Grant Committee is optimistic about the potential opportunity to be validated by this study. As recommended by the TIF Grant Committee

**\*MOTION\*** Commissioner Cassidy moved to approve Grant #1407-09-NBT request of \$10,000.00 for Mark and Wesla Ranalli for a campground/RV park feasibility study (Cassidy / Crowley, 3-0).

Commissioner Gardner inquired if this grant should be considered an Economic Development Plan (EDP) grant and not a Nature Based Tourism (NBT) grant. Ken Daye agreed. An amendment to the above motion was made approving Grant #1407-09-EDP request of \$10,000.00.

In closing, Ken pointed out that a report from Tide Bell Creamery was received and noted that their expansion project is progressing very well.

Commissioner Gardner stated that it was good to see and hear about the successes of the TIF program. He noted that the Commissioners are

July 10, 2014

still working to make this program work the best. He said "There is no pride in office-ship" and if there are any "better ideas, let us know." Ken Daye noted that the revision of the application process was a prime example of the evolution of the program. It reflected the continued work to streamline the process and make it less cumbersome.

**AGENDA ITEM: Public Comment**

None.

**ADJOURNMENT**

**4:36 p.m.**

**ATTEST:**

**Carla J.R. Manchester, Admin. Asst.**