

June 14, 2018

**Minutes of the Washington County Commissioners'
Unorganized Territories Regular Meeting
held June 14, 2018
in the Washington County Probate Courtroom
Machias, Maine**

**Attending the meeting were:
Commissioner Christopher Gardner
Commissioner John Crowley, Sr.
Commissioner Vinton Cassidy
Betsy Fitzgerald, County Manager
Carla Manchester, Administrative Assistant
Jen Lobley, University of Maine Cooperative Extension
Paula Johnson-Rolfe, WCSO
Rich Rolfe, Jail Administrator
Barry Curtis, Sheriff
Mike Crabtree, Chief Deputy
Jill C. Holmes, Treasurer
Lynn Dwelley, EMA
Reid Albee, County Wide
Josh Rolfe, RCC
Heron Weston, UT
Susan Hatton, TIF Administrator
Jeffrey Griffin, Edmunds**

Commissioner Gardner called the meeting to order at 3:57 p.m.

Jennifer Lobley of the University of Maine Cooperative Extension was present to apprise the Commissioners of an acquisition the Extension is preparing to make. Ms. Lobley is an Extension Professor for Volunteer Development and also coordinates the 4H program for the Down East region of Maine.

Ms. Lobley stated the University of Maine Cooperative Extension has an opportunity to acquire Greenland Point on Long Lake in Princeton. Ms. Lobley explained that this acquisition would provide another place for summer camps for the 4-H Program.

The 4-H Program is part of the Cooperative Extension. The 4-H Program

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encourages youths' relationship to the natural world with a combination of inspired outdoor fun, practical woods-like skills and "hands-on" conservation education. At this time, University of Maine

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Cooperative Extension has three camps for 4-H Camping and Learning Centers. They are Tanglewood Cove in Lincolnville, Maine; Bryant Pond in Bryant Pond, Maine; and Blueberry Cove in St. George, Maine.

The Extension has an opportunity to purchase Greenland Point at a reasonable cost. Historically Greenland Point has been used as an outdoor summer adventure camp for children and as a winter conservation camp. The property is owned by the estate of the late Jay Stager. The appraised value of the land is \$625,000.00. The asking price is \$495,000.00. Jay loved children and believed in the power of youth camps. It is the priority of Jay's estate to transfer Greenland Point to a youth serving organization that will honor his legacy. It is being offered to the Cooperative Extension at a reduced cost of \$350,000.00; the reduction in lieu of a gift to the Washington County Cooperative Extension. Commissioner Cassidy inquired about how the opportunity to purchase the land came to be. Ms. Lobley stated Jay Stager's widow wants to sell the property but does not want the land to be purchased for development but for the land to continue to be used in the same manner as it has been.

Ms. Lobley stated the Maine 4-H Foundation is working to develop partners committed to protecting this amazing property and supporting underserved youth in Washington County and beyond. The Extension is seeking to raise \$350,000.00 to secure the property. There have been \$260,000.00 in commitments and pledges received to date, and \$50,000.00 pending with Rural Development funds.

Ms. Lobley stated the timeframe to complete updates and have programs in place is this summer. The Center will continue to be used as a summer program for ages 6 through 17. The Center will also be used for Junior Maine Guide and Teen Leadership camps. Commissioner Cassidy asked if Ms. Lobley would like a letter of support for the Extension to acquire Greenland Point. Ms. Lobley stated a letter of support would be appreciated and thanked the Board of Commissioners for their support.

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**Approval of the U.T. meeting minutes of May 10, 2018
(Cassidy / Crowley, 3-0)**

AGENDA ITEM: Monthly Report

Unorganized Territories Supervisor Dean Preston's monthly report was

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submitted. (See attached).

On Dean's behalf, Heron Weston reviewed the highlights of Dean's report.

Heron reported on Animal Control issues. Heron noted the Animal Control issues pertained mostly to dogs on neighbors' properties. Heron also reported a stray dog in Cooper was taken to the PAWS Animal Shelter in Calais.

Heron stated the Shellfish Conservation program is in full swing. Three different locations have been seeded with a total of 100,000 seed clams, and 20 nets have been placed for trapping green crabs. Harvesters are earning conservation credits by hauling the green crab nets. The DEI provided the nets for free. The U.T. has also been working with DEI installing a survey study site at two locations. The survey study is an effort to gain more information such as how many of the seeds are wild, how much of the flats is dead mud, and how many of the seeds are being eaten by green crabs. Sheriff Curtis asked if there are more green crabs than before. Heron stated that there are two different viewpoints; one is that there are more than there have been, and the second view point is that there has always been a problem. Heron stated the crabs are eating the bait and it is becoming a big problem. Commissioner Crowley stated that fishermen and diggers were almost put out of business in the 1950's because of the same problem with green crabs. Commissioner Crowley explained the problem resolved itself because of several cold winters. Commissioner Crowley stated there is a market for green crabs. Heron noted a market for green crabs would be good.

The U.T. office has approached Steelstone Industries of Houlton to pave the UT Grove Road in Forest City. Steelstone Industries was the successful bidder for the State project on the Forest City Road. The U.T. hopes to piggy back on this project in order to receive a competitive price.

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Heron stated two cross pipes are scheduled to be replaced this coming month on the Ackley Road and Commissary Point Road in Trescott Twp.

Heron presented the results of the bids received for a U.T. truck replacement. Four bids were received. The bids ranged from \$28,318.00 to \$31,430.00. Pratt Chevrolet was the only dealership in Washington County that responded. The apparent low bidder was Varney GMC of Bangor, but in the interest of spending locally, the recommendation was to accept the bid from Pratt in the amount of

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\$30,575.99. It was noted that Pratt's bid is within 7.5% of the bid submitted by Varney's. That is within the 10% range which is acceptable for the local bid policy.

***MOTION* Commissioner Cassidy moved to accept the bid from Pratt Chevrolet for a 2018 Silverado 1500 in the amount of \$30,575.99. Commissioner Crowley seconded the motion which passed 3-0.**

It was noted this price does not include a trade-in value for the current U.T. vehicle. The U.T. understands that the County will purchase this vehicle for \$8000.00 to be deposited into the U.T. vehicle replacement account. The County will be purchasing the old U.T. vehicle for Buildings and Grounds use. Commissioner Gardner stated the transaction for the County to acquire the old U.T. truck should at least meet the trade allowance. County Manager Betsy Fitzgerald assured the Commissioners the County is offering the U.T. what would have been the trade-in allowance. The Buildings and Grounds department is in need of a newer truck and purchasing the U.T. truck made sense. Commissioner Gardner asked Treasurer Jill Holmes if Dean has spoken with her in advance to be sure funds are available. Treasurer Jill Holmes stated Dean has conferred with her and funds are all set. By consensus, the Commissioners approved a transfer of \$8,000.00 to be made from the Buildings and Grounds vehicle fund to the Unorganized Territories vehicle replacement fund.

Heron reviewed capital improvements made to local roads during the fiscal year 2018. A total of \$75,560.00 was spent last year in capital improvements. The document to certify these funds were spent on capital improvements was presented to the Commissioners for

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signatures. By consensus, the Commissioners signed the MDOT-LRAP (Local Road Assistance Program) Certification for 2018-2019.

AGENDA ITEM: TIF Grant Committee Update

A report was submitted and is attached.

TIF Administrator Susan Hatton presented a request for a TIF loan and grant from Jeffrey Griffin, J&C trucking. The request for \$75,000.00 is for the purpose of purchasing a used pay loader and screen. The funds would also be used for excavator repairs. Mr. Griffin plans to contribute \$5,000.00 for the \$80,000 project. The collateral is 1st

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security interest in the loader, screen and real estate located in Perry. The Loan Committee recommended approval of this loan request provided that 1) the loan and grant together not exceed the purchase price of the equipment, and 2) monthly EFT payments be set-up.

MOTION Commissioner Cassidy moved to approve the loan request of \$65,000.00, Loan# JG-TIF-05-29-18 to Jeffrey Griffin, DBA J&C Trucking. Commissioner Crowley seconded the motion which passed 3-0.

MOTION Commissioner Cassidy moved to approve the grant request of \$10,000.00, Grant# 1805-01-EDI to Jeffrey Griffin, DBA J&C Trucking. Commissioner Crowley seconded the motion which passed 3-0.

Ms. Hatton stated the Loan Committee discussed current interest rates. The committee recommended the Commissioners review the TIF loan interest rate. The prime rate has increased 1.5% since the TIF loan interest rate was set at 1.5%. Since prime rate has been changing over the past year or two, the Loan Committee believes it would be prudent to tie the TIF interest rate to prime rate. Commissioner Gardner acknowledged the TIF loan rate should be kept 1.5% below the prime rate.

MOTION Commissioner Cassidy moved to tie the TIF loan interest rate to 1.5% below prime with a TIF loan interest rate floor of 1.5%. Commissioner Crowley seconded the motion which passed 3-0.

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AGENDA ITEM: Public Comment

None.

ADJOURNMENT

4:22 p.m.

ATTEST:

Carla J.R. Manchester, Admin. Asst.

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