

Select Board Minutes

Date: September 26, 2023

Time: 5:30 PM

Location: Multi-Purpose Room

Next Meeting: October 10, 2023

Pledge of Allegiance to the Flag

Minutes: Minutes were accepted as presented for both August 22 and September 12th

Present: Richard Doughty, Dina Walker, Lisa Miller, Dan Demers, April Demers

Carol will send out an email about Fiber Optic Internet being available through TDS.

AGENDA ITEMS:

Department Heads:

Public Works:

Dan reported that the 2010 International plow truck is at Morrison Motors having an injector put in. When they picked it up and drove it a little ways it was doing the same thing that it was when they left, so it is back a Morrison's and should be fixed later this week. The 2016 International plow truck will be going to Morrison Motors for an inspection.

Dan has received a quote from Viking Cives for a new plow to replace the one on the 2016 International truck. The price for a steel one is \$8,200 and for a poly one is \$7,500. Dan's preference is the poly, which is lighter and will reduce the amount of annual maintenance required. The poly blades are not directional, are as functional and they use the same carbide blades as the steel plow does.

Dan has done repair on one of the plows using 10 gauge metal and welded a 12 inch plate on the plow to seal the hole, which should last another year. Money should be put into the budget to purchase a replacement plow for the next year. These new plows are trip edge plows so it is better on the plow.

FEMA Meeting:

Dan has a call tomorrow at 11 AM with FEMA to review our information for reimbursement for the 1st flood but will not be reimbursed for the 2nd flood.

Public Works are continuing to ditch and fixed a wash out on the Temple Road by David Fish's and widened it another 2 feet.

Regular maintenance has been done on other equipment. The 1 ton has an oil leak with the main seal and Dan is working with Eric at Mt. Blue Garage to repair it. The bushings are worn and will pull one way or another while driving down the road. It can be used and is a \$4,500 repair.

Weld Recreation Committee:

April said the dance went well. Blueberry Mountain will hold a Day Camp for home schoolers, Jason Flynn will decorate his mail vehicle for trunk or treat and has volunteered to spear head a Xmas parade. Where they use to live, he did a float with Snoopy. The fire truck will be delivering Santa as usual.

There are 12 adults signed up for their water color art class which is for 4 weeks at the Multi-purpose room. They all cannot make all of the classes. They are on a first come basis. Classes are September 27, October 11, 25, and November 1st from noon until 2.

The kid's water color class is being held on 2 Saturdays making papier Mache masks from 1:00 – 3:00 PM on October 15 & 22 at the Multi-purpose room.

October 28th is the Masquerade Ball, 31st Trunk or Treat and November 1st

There will be a dance in November and continue to do dancing once per month.

April asked if Weld Rec did a Community Calendar to include dates of local boards and organization meetings if they needed approval from the Board. There is no SB approval needed.

It was also mentioned if Jason was interested, that a parade could be planned for Memorial Day.

New Business:

Briefing: MWDA GA Basics Workshop: (Friday, Sept 22, 2023) attended by Lisa Miller and Dina Walker (Dina & Lisa to report)

This was a basic training and gave Dina and Lisa a full picture of what they would need to do when they have someone applying for General Assistance. There is a State Maximum that is given and each year it changes and is a different for each County. This year it has increased to \$7.81 for a single person and \$16.95 for a family of 5. This new maximum needs to be adopted by the Select Board at a Public Meeting which will be held on October 10th and filed with our records and a form that goes to the State certifying that the Town has adopted the new maximum.

General Assistance is more for a last resort. The person requesting GA goes elsewhere to get the help then comes to the Town if they were denied. Anyone needing GA would fill out the application and give it to the GA administrator. If they are asking for food then a food voucher would be issued which they could take to for instance Hannaford or where the Town has set up an agreement with. A warrant is issued and signed by the SB allowing Colleen to pay Hannaford. The Town will file with the State and get a reimbursement of 70%. There is no indication for whom the assistance is for per State Law. Lisa is the assistant GA administrator and will help Dina and will go through the file to update with current information.

We need to check to see if the notice for applying for GA is on both doors and the website is current.

Briefing: New MMA Resources: available for the Town in 2024 (Dina to report from recent MMA Executive Committee Meeting, Sept 13-15, 2023)

Dian will be attending 1 per month executive meetings starting in January. The MMA website has been changed and the resources can be found in the right from passing ordinances to animal control.

Resources from MMA to municipalities: A new program that has to be passed by the executive committee is Serve Strong first responders PSTD is open to all municipalities and is free to first responders and police if they want to go to the website to read the information. There is a tele help service that MMA may provide that you would go to another website where you can get immediate help and talk with a Doctor. It will cost the Town \$35 per first responder and the rest of it the insurance will pick it up. Lisa said there is already something in place for the Fire Department, but she does not know who it is through. Lisa will talk with Corey and what is already available for members of the FD and who it is through and if there is a cost to the Town.

In 2024 there will be more hybrid classes offered.

Dina is going to look at what is available through our MMA membership such as grants and scholarships to see what we can take advantage of is out there for us.

Dina is going to take a class that is coming up for writing grants and asked if anyone else is interested in taking it.

Abatements/Supplemental:

- Abatement of \$359.80 removed the valuation of the garage and site improvements inadvertently assessed to this parcel. The improvements are on the abutting parcel.
- Supplemental Tax of \$831.62 add the valuation of the new home under construction and site improvements inadvertently assessed to the abutting parcel.

After a discussion the abatements and supplemental were signed.

RSU Warrant for November 7th Election: - Federal Funds to increase space for students at Mt. Blue Campus for both Foster Tech Center and Mt Blue HS.

Old Business:

Discuss whether to approve Solar Farm Ordinance SB Draft #4:

Dina expressed that the SB is pretty much at end of the road for this Draft. After today's meeting, she can put together a "final" draft to circulate to the Planning Board and CEO for comment.

Richard said he had no substantive comments on edits he thought they were fine. He read through the whole ordinance one more time and thought there were just some cosmetic tweaks that needed to be made.

The modifications that were made red line that was made were all good points.

Richard said the he thought the title should be Solar Farm Ordinance because it is more of a solar farm and not a Solar Energy System.

After some discussion it was agreed to change the Solar Energy System to Solar Farm Ordinance throughout the document.

Richard suggested– Section 3 - : Rated Nameplate Capacity: means the maximum rated output of electric power production of the photovoltaic system in watts of Direct Current (DC). **(System in watts of Direct Current (DC), should be replaced with system in Direct current (DC).)**

Section 6 E: it was decided to leave in requesting the make and model known at the time of the application may or may not be known and that it can change after the application has been approved.

Page 4, No. 10: be changed that the substation shall not be illuminated from sunrise to sunset.

Under Removal on page 6 the following is what is being replaced with:

1. The Planning Board may consider the Facility abandoned, if the Facility generates 10% or less permitted capacity of electricity for a continuous period of twelve (12) months ("Prescribed Period"). In such an instance, the **Code Enforcement Officer (CEO)** may require the Applicant to remove the Facility according to the Decommissioning Plan at no cost to the Town. The Applicant may request the **Code Enforcement Officer (CEO)** to reconsider this request by providing evidence that the project has not been abandoned by the owner/operator and the Facility's inability to produce more than 10% of the permitted capacity of electricity during the Prescribed Period will be rectified within six (6) months of the **Code Enforcement Officer (CEO)** requirement or that the Facility, or parts thereof, continues to be beneficial to the Town. The Planning Board may review the Applicant's request for reconsideration and extend the Prescribed Period [two (2) times] before deciding the Facility to be permanently abandoned. If the Applicant fails to remove the Facility as per the Planning Board's requirement, the **Town** shall use the performance guarantee and remove the Facility according to all applicable laws.

Page 6 - Number 7 last Paragraph:

If the Planning Board believes that the proposed Facility will have an unreasonably negative impact on the Town, the Planning Board (may) **shall** bring the Application to the Town for approval at a Town Meeting (annual or special) with an explanation of the Planning Board's concerns as well as any recommendations they may have whether to approve the Application.

The blanks are asking the PB to recommend fees.

The Select board decided that the Draft #5 of the Solar Farm Ordinance will go to the Planning Board and Code Enforcement Officer (CEO) for them to review and comment. During this process, Select board Member(s) can attend a Planning Board meeting or vice versa to answer any questions the PB and the CEO may have on the document. The Select board agreed that the PB should have a month to review the document and return comments to the SB. Dina reminded the SB that if the PB needs to meet, other than their scheduled meeting they will need to give at least a 7 day notice on our website of that meeting.

Discuss whether to approve Franklin County Hazard Mitigation Plan 2023

Dan came up with a few other places that should be added but Amy said that we cannot to the existing plan but could fix these places and get reimbursed from FEMA, if we adopt the plan.

Dina moved to sign the resolution, Richard 2nd the motion and it was passed with a unanimous vote.

Discuss whether to draft an enactment ordinance for the Maine Food Sovereignty Act:

Richard said he has gone over the information and it seems that a state law has been passed whereby municipalities can adopt an ordinance that essentially prevents the State enforcing Titles 7 and 22. Dina added these are the sections that require inspection, registration, and licensing selling homemade products ("cottage industry") other than meat and poultry. Items that you make at home, milk, cheese, juice, baked goods, preserves, etc.

If the Town passes such an ordinance, Titles 7 and 22 apply to direct producer to consumer transactions (other than sale of meat and poultry) on private land and at local farmers markets are exempt from inspection, registration, licensing.

Richard asked if it was thought that it was a good thing to do.

Lisa said yes she felt that it was a good thing to do. Without this Ordinance no one can sell eggs on the side of the road and technically they are supposed to have their inspections. In creating this Ordinance that we have to do to take advantage of the Food Sovereignty Act it will make it legal for them, so that they do not have to be inspected if selling "Cottage Goods". Also to encourage entrepreneurship.

Dina said that the MMA sample ordinance proposed for 2023 is much shorter and feels that is the one that we should use as a base document to draft the Town's ordinance on the subject from. Lisa agreed to take the lead on the first draft. Dina mentioned to the SB that we should let the Town lawyer review this document as well as the Draft Solar Farm Ordinance before including it in the Town Warrant for Town Meeting 2024

Lisa made a motion to move forward with the rough draft of the Food Sovereignty Ordinance for the Town of Weld. Dina 2nd the motion and it was passed unanimously.

Dina will be away for the October 10th meeting so this will be discussed at the October 24th meeting.

Discuss whether to approve quote for Sophos anti-virus software (Kaspersky replacement): Kaspersky 5 users

MMA approved Sophos anti-virus as an acceptable one. Without an approve anti-virus we cannot get cyber insurance from MMA.

Richard moved to authorize the purchase the Sophos anti-virus, Dina 2nd it and was voted unanimously.

Town Garage Lighting Update:

Dan said the lights are up and one more outlet needed to be installed.

Franklin County UT agreements for Fire Protection and Transfer Station: Paperwork has been sent.

We are not getting as much as last year. We still had a loan payment last year and have since paid it off. We cannot use money set aside for future equipment.

We could document the numbers of fire calls to the Township and count the number of vehicles from the Plantations using the Transfer Station, but do not think that will increase what we are now receiving.

Assessment:

The last time we did a Town wide assessment the cost was around \$80,000. Richard said that he did not think that it was something that need to be done right away and that we should get proposals from other assessing firms. Paul said that O'Donnell and Associates are booking 2026 for revaluations. We are

currently at 63% of fair market value but we do need to start budgeting for a reassessment. Richard will check to see who other Towns use for their assessing.

Adjourned 7: PM

Respectfully submitted,

A handwritten signature in cursive script, reading "Carol J. Cochran".

Carol J. Cochran
Town Clerk