



SELECT BOARD RECORD OF MEETING
OCTOBER 8, 2024
WINDSOR TOWN OFFICE

Note: This record of meetings may not be considered an official public record until such time as they are read and accepted by the Select Board Members.

Members Present: William Appel Jr., Andrew Ballantyne, Chester D. Barnes Jr., and Allison Whynot. Thomas McNaughton was absent.

Public Attending: Nancy Fish, Ray Bates, Robert B., Drew Leeman, Amber Casey, Brandi Grosjean, Charles Ferguson, Carol Chavarie, and Tom Reed.

Employees Attending: Theresa L. Haskell (*Town Manager*), Kathy Johnson (*Tax Collector, Bookkeeper, Deputy Clerk*), Arthur Strout (*CEO, Plumbing Inspector and E911 Addressing Officer*) and Gregory Feltis (*Health Officer, Asst. CEO, Plumbing Inspector and Asst. E911 Addressing Officer*).

Public Hearing – William Appel Jr. called to order the Public Hearing at 6:02 p.m. regarding, Dangerous Building. Greg Feltis (*Assistant Code Enforcement Officer*) spoke of the conditions of the property located at 762 Ridge Road Windsor and why its conditions don't meet code for a habitable dwelling. Greg gave the Select Board an activity log over a period beginning the year 2022 to present of time spent on trying to work with Mr. Worthing, the property owner, to take care of the conditions of the property. This time spent has not come at no cost to the Town. Attorney fees and man hours, not only working hours of the from the Municipal office workers but those of the Fire Department and Police departments. Greg read aloud a letter from Mr. Worthing's case worker on his behalf. Greg also read a letter he was asked to submit; it was a multi-page detailed letter documenting his findings and the unfortunate outcomes of the 762 Ridge Rd property. In closing Greg asked the Select Board and the Public if they had any questions or comments. Charles Ferguson wanted clarification of the property location; the location was clarified. Charles and others in attendance agreed that Mr. Worthing has been given ample opportunity to clean up his property over the years and make it a safe and habitable property and it seems it has only got worse. An abutting property owner commented that he would like the Town to do whatever necessary to get the property cleaned up and safe. He no longer wants to see and smell burning trash, he has young children he must look out for. He wants the property taken care of as soon as possible. William Appel Jr. adjourned Public Hearing and reconvened the regular Select Board meeting at 6:27 p.m. Chester D. Barnes Jr. made a motion to sign and approve Findings and Order for 762 Ridge Road property as recommended by Arthur Strout (*CEO, Plumbing Inspector and E911 Addressing Officer*) and Gregory Feltis (*Health Officer, Asst. CEO, Plumbing Inspector and Asst. E911 Addressing Officer*), seconded by Allison Whynot and approved 4-0-0.

William Appel Jr. opened with the Pledge of Allegiance at 6:27 p.m.

Previous Meeting Minutes: Chester D. Barnes Jr. made a motion to approve meeting minutes dated 9/24/24 as presented, seconded by Allison Whynot and approved 4-0-0.

Consideration of Warrants #15 and #16 – Chester D. Barnes Jr. made a motion to approve Warrants #15 and #16, seconded by Allison Whynot and approved 4-0-0.

Public Works: Theresa reported the following.

- a.) Chester D. Barnes Jr. made a motion to move \$31,639.95 from Major Road Construction/Bridge/Culvert Replacement Reserve Funds Account to the Roads Maintenance & Construction as this is a Major Road Construction project on the Coopers Mills culvert replacement, seconded by Andrew Ballantyne and approved 4-0-0.
- b.) Theresa reported that the chip seal on Reed Road is currently not holding up. Theresa is recommending that the entire Reed Road be paved. Maine-ly Paving Services LLC will honor the same contract price as last year's contract. Last year the Town paid \$94.20 per ton. The cost would be \$131,196.00 to pave the Reed Road. Chester D. Barnes Jr. made a motion to approve to use \$131,196.00 from Major Road Construction/Bridge/Culvert Replacement Reserve Funds Account and to have Maine-ly Paving Services LLC pave the Reed Road, seconded by Allison Whynot and approved 3-0-1. (Andrew Ballantyne abstained.)
- c.) Chester D. Barnes Jr. made a motion for Maine-ly Paving Services LLC to spot shim on Wingood Road and Baker Road at a cost of \$6,900.00 and pave the section where the culvert was replaced on Coopers Mills Road at a cost of \$2,925.00, seconded by Allison Whynot and approved 4-0-0.
- d.) There was short discussion of the damage done to Wingood Road and Maxcy's Mill Road by CMP while CMP was using the roadway. CMP has had discussions with the Town about repairing roads that they have damaged while they were traveling across them with their vehicles and equipment. More to come.

Transfer Station: Theresa reported the following.

- a.) The concrete wall at the Transfer Station has been removed. The new wall will soon be started.
- b.) The new Transfer Station sign is up.
- c.) Theresa handed out the monthly Transfer Station Report. August was up from last year at this time by \$876.20, making the overall total \$8,509.55.
- d.) Hunter Coston has handed in his resignation from Transfer Station. Chester D. Barnes Jr. made a motion to accept the well written resignation letter from Hunter Coston, seconded by Allison Whynot and accepted 4-0-0.
- e.) Transfer Station will begin to train a new employee this week. The applicant had applied for temp/fill in work and was willing to take on more hours now that there was an opening at the Transfer Station.

Animal Control Officer: Nothing to report

Cemetery Sexton: Nothing to report

Code Enforcement Officer: Greg Feltis (Assistant Code Enforcement Officer).

- a.) Greg's written report was given to the Select Board to review on Greg's behalf. No comments made.
- b.) Greg asked the Select Board how they would like him to progress with the fines per the Town ordinances. Greg has begun to send out fines to residents who are not keeping their property within Towns set ordinances. Andrew's response was to continue with what the ordinances state. The language of the ordinance was written to follow for a reason. Each case will be revisited and looked at as needed. Andrew asked if there is a threshold that can be met with the fines before the Town liens a property. It was suggested eight (8) weeks from the first written warning. Theresa answered that it is a question for legal. There were some public comments about perhaps coming up with a cap on fines then a lien be placed on the property. Theresa said these were questions legal would have to be involved in.

RSU #12 Update: Nothing to report

Town Manager's Items – Theresa L. Haskell reported the following.

- a.) Theresa gave a brief update on Delta Ambulance. Theresa was not able to attend the meeting on September 30, 2024. Greg Feltis (*Health Officer, Asst. CEO, Plumbing Inspector and Asst. E911 Addressing Officer*) was in attendance. He reported that Delta is short on their budget this year and will be

looking to increase the per capita next year. The per capita could be as much as \$35.00 per capita but could go to as much as \$65.00 per capita in the future. There was a short discussion of the pros and cons of having a Town ambulance service. There was also information given out at Deltas meeting that if Towns were to pay their contract in full, they could receive a 5% discount from Delta. Currently Windsor pays Delta quarterly and had previously not been offered that option. Theresa did, however, after the Delta meeting receive a letter from Delta offering the 5% discount if the Town paid the remainder of the contract in full. **Andrew Ballantyne made a motion to pay the remaining balance \$46,060.00 on the Delta contract, paying through June 30, 2025, savings of 5% of the total contract, seconded by Allison Whynot and approved 3-0-1 (Chester D. Barnes Jr. abstained).**

- b.) Assessor's Agent Letters - **Andrew Ballantyne made a motion to suspend as Select Board and convene as Board of Assessors at 8:13 p.m. seconded by Chester D. Barnes Jr. and approved 4-0-0.** There was a discussion of seven 2024-2025 Tax Year Abatements. There is a suggestion from Nichole Stenberg, Windsor's Assessor's Agent, for a motion to sign the prepared Abatements.

Acct.#	Name	Tax Abated	Reason
RE 1425	Holt, Robert H & Jennette L	\$178.48	Error in building valuation
RE 1424	Holt, Jennette L	\$162.84	Error in building valuation
RE 985	Rogers, Allen	\$1,624.72	Error in building valuation
RE 573	Mills, Joseph & Jeanne	\$293.48	Error in building valuation
RE 959	Davis, Jennifer	\$529.00	Error in building valuation
RE 1486	Pierpont, Linda	\$294.40	Error in building valuation
RE 657	Mosher, Timothy & Charlene	\$2,015.72	Error in land valuation

Total Abatements: \$5,098.64

Andrew Ballantyne made a motion to accept and sign the Assessor's Abatement Tax Warrants totaling \$5,098.64 for Robert H. & Jennette Holt Acct #1425 in the amount of \$178.48, Jennette L. Holt Acct #1424 in the amount of \$162.84, Allen Rogers Acct#985 in the amount of \$1,624.72, Joseph & Jeanne Mills Acct#573 in the amount of \$293.48, Jennifer Davis Acct#959 in the amount of \$529.00, Linda Pierpont Acct#1486 in the amount of \$294.40, and Timothy & Charlene Mosher Acct#657 in the amount of \$2,015.72 as per Nichole Stenberg, Windsor's Assessor's Agent recommendations, seconded by Chester D. Barnes Jr. and approved 4-0-0. Andrew Ballantyne made a motion to adjourn as Board of Assessor's and reconvene as Select Board at 8:16 p.m. seconded by Chester D. Barnes Jr. and approved 4-0-0.

- c.) Theresa let the Select Board know that she will not finalize billing for KRT until she has everything she needs, and all questions are answered to her satisfaction.
- d.) Theresa received a revenue shortfall letter dated September 30, 2024, from the State of Maine. The letter outlined reasons for a revenue shortfall for 2026/2027.
- e.) The Select Board and residence received a thank you note, William Appel Jr. read the note aloud. It was a nicely written thank you note from Debbie Gary & family for the flowers and card.
- f.) Kennebec Savings intrafi account percentage rates went from 3.75% to 3.50%.
- g.) The bugle donation has raised \$236.00 thus far. The donation can will be at the Town Office for donations.
- h.) Burgess backup for the Town has increased by \$10.00. per month.
- i.) Theresa reminded the Select Board that she forwarded the Abutters of City Augusta Comprehensive Plan to them for review.
- j.) Theresa reminded the Select Board there is a meeting on October 10, 2024, there will be a tour of the Kennebec County Correctional Facility.
- k.) Tom McNaughton asked Theresa to look into how the Town can adopt above General Assistance maximums for next year. Tom feels these GA maximums are too low and he would recommend we adopt a higher amount for GA applicants.

- a.) Robert Gagnon came to get an update on his petition for medical marijuana retail sales to be placed on the Town ballot. Kelly McGlothlin (*Town Clerk*) reported the information she received back from MMA legal. Kelly said she spoke with MMA legal. They said that the signature pages cannot be changed. The signature pages would need to be recirculated with the correct wording. Another option would be the Select Board could create their own Warrant Article and have it ready for the June 2025 ballot. No new signatures need to be collected. Kelly will certify the signatures already collected by Mr. Gagnon if the Select Board chooses to have them certified. **Chester D. Barnes Jr. made a motion for the Select Board to create a Warrant Article for Medical Marijuana Retail Sales and to place on the June 2025 ballot by a secret ballot vote, seconded by Andrew Ballantyne and approved 4-0-0.** A member of the public mentioned that after the vote perhaps it would be in the Towns best interest to seek a moratorium to help regulate this and create a new Ordinance an application for the above-mentioned Medical Marijuana Retail Sales businesses in the Town. Theresa proposed that this happens. **Chester D. Barnes Jr made a motion that an additional Warrant Article be written to allow a moratorium on the Medical Marijuana Retail Sales to give the Planning Board time to prepare and create an Ordinance regarding the Medical Marijuana Retail Sales and applications for the Town if the Warrant Article is passed, seconded by Allison Whynot and approved 4-0-0.**
- b.) Andrew Ballantyne offered to bring pumpkins from his garden to the Town Office for decoration.
- c.) Ray Bates reported that there will be a Comprehensive Plan Work Group meeting on October 10, 2024, at 7:00 p.m. at the Town Office and a state representative will also attend.
- d.) Charles Ferguson spoke briefly about Parke Property in Windsor and the many years and time spent there doing work around the property and projects with the Boy Scouts.
- e.) Nancy Fish thanked the Select Board for the follow up regarding gravel pit issues. Ray Bates also mentioned he doesn't want to see items waived or missed as they had been in the past.
- f.) Ray Bates asked if the Terrastar was now gone off town property and yes, it is sold and gone.

Select Board Notes or Bulletins:

- a.) Andrew gave a brief update on what could be coming for the CMP (*Clean Energy Connect*), a \$425,000,000.00 to Avangrid for a transmission line in the future. This is a Federal Government giving money to a company. It looks like they may use the center area of an existing corridor. Andrew said the plan is still several years out. Andrew believes it is inevitable. Towns should have good Comprehensive Plans and site plan reviews will still be in play. This will be a significant amount of new infrastructure.
- b.) Chester D. Barnes Jr. asked Theresa about finalizing the new security system for the Town Hall. Theresa said as soon as the new interior walls are up, and work is complete, she will get back to him with more details about what she wants and where.

William Appel Jr. adjourned the Select Board Meeting at 8:42 p.m.

These minutes were approved by the Select Board on November 5, 2024.

The next Regular Select Board Meeting will be Tuesday, October 22, 2024, at 6:00 p.m. at the Windsor Town Hall.

Respectfully Submitted,

Kathy Johnson
Select Board Secretary
Tax Collector/Bookkeeper/Deputy Clerk