I. OPEN MEETING
A. Opening Ceremonies
Chairman Edgerly opened the meeting at 6:30 PM and led the Pledge of Allegiance.

B. Roll Call
Present: Chairman Elwood Edgerly, Vice Chairman Freeman Cyr, Jane Conroy, Gail D’Agostino, Stephen Grammont, Scott Taylor, and W. Ernie Thomas. Also present: Town Manager, Jack Clukey.

II. CONSENT AGENDA
A. Treasurer Warrants
   1. Payroll Warrant #21
   2. Administrative Warrant #22, #25
   3. Wastewater Warrant #23
   4. Trust Fund/Perpetual Care Warrant #24
B. Cemetery Conveyances
   Jane E. Pratt, Pine Grove Annex, Lot 105A Space 1 & 2

   Resolution #070-101519
   MOTION: Conroy, seconded: Thomas, and voted unanimously (7-0) to approve the Consent Agenda. Motion passed.

III. APPROVAL OF MINUTES
Board of Selectmen Meeting – September 23, 2019
Resolution #071-101519
   MOTION: Conroy, seconded: Thomas, and voted unanimously (7-0) to approve the minutes of the Regular Board of Selectmen Meeting of September 23, 2019. Motion passed.

IV. QUITCLAIM DEEDS
V. BOARD OF ASSESSORS/MUNICIPAL OFFICERS
VI. OPEN SESSION
A. Public Hearings
B. Open Session – Public
Charles Merrill addressed the Select Board concerning a petition submitted by 44 land owners on the Highland Road in Dover-Foxcroft requesting that the Board vote to authorize the Town to provide year round maintenance on the Highland Road under the terms of the Dover-Foxcroft Public Easement Policy.

Mr. Merrill submitted a timeline summarizing some of the history of the Highland Road and maintenance done by the property owners and the town since 1977.

Mr. Merrill said that there are 24 camps and houses on the Highland Road with over $7,000,000 in valuation and $124,000 in tax revenue for the town. He said that the residents have met the requirements of the policy to allow for year round maintenance on the Highland Road and asked that the town honor the request by the landowners.

Residents of Highland Road were present in support of the request. Challa Reddy and Scott Coy spoke in support of the petition.

Board members asked questions about the type of maintenance being requested.

Mr. Merrill said year round maintenance as well as plowing is being requested.

It was the consensus of the Board to refer to the public works committee and to add the petition to the agenda under New Business, G.

Nancy Matulis said that the audible is not working on one of the lights downtown.

Barry Hutchins said he wanted to be sure the town is looking at enforcement of dangerous buildings under Title 17 Section 2851, specifically residences being used not for intended purposes. He spoke of a property on Lincoln Street that has been unoccupied and was concerned that it will fall in. He said that he understands that the town has the authority to take action and wanted to be sure the town will take enforcement action.

C. Open Session – Board of Selectmen
Chairman Edgerly said he spoke with the paving contractors and it has been suggested that the town could save money if proposals were requested sooner. He said that by waiting, the contractors have scheduled work for most of the season and perhaps as soon as April although they may send a proposal, the bid price is usually higher.

D. Adjustments to the Agenda
Added: New Business, F. Highland Road Request, G. Fire Department Grant Acceptance, and Executive Session, B. Acquisition of Real Property
VII.  COMMITTEE REPORTS
Town Manager, Jack Clukey said the solar project committee met on October 9th to discuss the proposed project and the airport lease option.

VIII. UNFINISHED BUSINESS
IX. NEW BUSINESS
A. Automobile Graveyard Renewal Permit
   1. Scooters Inc. Permit#01-19-20
      Resolution #072-101519
      MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to approve the renewal application for Scooters, Inc. 180 Summer St, Automobile Graveyard Permit #01-19-20 to expire on October 31, 2020. Motion passed.

   2. Shawn Racila Permit #02-19-20
      Resolution #073-101519
      MOTION: Conroy, seconded: Taylor, and voted unanimously (7-0) to approve the renewal application for Shawn Racila, 222 Foxcroft Center Rd., Automobile Graveyard Permit #02-19-20 to expire on October 31, 2020. Motion passed.

B. Airport Lease Option – Solar Project
Town Manager, Jack Clukey said the solar project committee met with Revision Energy regarding their evaluation of the town in terms of opportunities to develop a large scale solar project. He said Revision has identified the municipal airport as an opportunity to cite a 4 megawatt solar project and that this size solar project would provide the town with over one million dollars in lease and property tax revenue over the 30 year period of the lease. He also said the project would provide the town with an opportunity to enter into a power purchase agreement which would result in annual average savings in the town’s electric costs of over 15% annually over this same period.

The Board asked questions about current airport use and current costs associated with maintaining the airport. The Town Manager said that currently two hangars are in use and estimated that the town spends approximately $3,000 annually. He said that the income generated from the airport does not offset expenses. The Town Manager said that there have been no federal grants associated with the airport and therefore would be a fairly straight forward process to close the airport.

The Town Manager spoke of incentives such as State tax credits and the ability to include the school system in energy savings.

Selectman Grammont stressed the importance of the timing of the project as other sites are in competition for a project such as this and that the opportunity is limited. He also said that the business park is being considered for a one-megawatt site that could be included with the airport location.

The Town Manager said that the project being located at the airport would require the town to close the airport and recommended that a public hearing be held in advance. He also said the next steps would be to work between now and mid-November to develop a lease option agreement.
Resolution #074-101519
MOTION: Freeman Cyr, seconded: D’Agostino, and voted unanimously (7-0) to develop a lease option agreement with Revision Energy for the airport site. Motion passed.

Resolution #075-101519
MOTION: Conroy, seconded: Thomas, and voted unanimously (7-0) to schedule a public hearing on Tuesday, November 12th to receive public comment on decommissioning of the municipal airport. Motion passed.

C. Land Use Committee Appointment – Ryan Edgerly
Resolution #076-101519
MOTION: Taylor, seconded: Conroy, and voted unanimously (7-0) to appoint Ryan Edgerly to the land use committee with a term to expire June 30, 2020. Motion passed.

D. Confirmation of Warden – State of Maine November 5, 2019 Referendum
Resolution #077-101519
MOTION: Taylor, seconded: Thomas, and voted unanimously (7-0) to Confirm Rita Mountain as Warden of the November 5, 2019 State of Maine Referendum Election. Motion passed.

E. Hourly Schedule Registrar of Voters
Resolution #078-101519
MOTION: Freeman Cyr, seconded: Conroy, and voted unanimously (7-0) to set the schedule of the Registrar of Voters pursuant to Title 21-A, Sec. 122 6(2) and 8 as follows: Regular business hours: 7:30 am – 4:00 pm on Mon, Thurs, Fri; 7:30 am – 6:00 pm on Wed; and from 8:00 am – 8:00 pm on Election Day, November 5, 2019. Motion passed.

F. Highland Road Petition
Resolution #079-101519
MOTION: D’Agostino, seconded: Thomas, and voted unanimously (7-0) to forward the Highland Road Petition for year round maintenance to the public works committee. Motion passed.

G. Fire Department Grant Acceptance
Town Manager, Jack Clukey said that the town has been discussing and seeking grant funding for an exhaust system for the fire department for three years. He said multiple grants have been written and credited Brian Gaudet, David Johnson, and Chris Winstead, PCEDC for a successful grant application through the Gloria C. MacKenzie Foundation. He said that the grant is for the full amount of $47,760 to install a Source Capture Exhaust System at the fire station.

Fire Chief, Joe Guyotte said that there is minimal maintenance with this type of system.

Resolution #080-101519
MOTION: D’Agostino, seconded: Thomas, and voted unanimously (7-0) to accept a grant on behalf of the Fire Department in the amount of $47,760 from the Gloria C. MacKenzie Foundation Inc. for a grant to install a source capture exhaust system for the fire station. Motion passed.
H. Town Manager’s Report
Town Manager, Jack Clukey gave the following report:

Paving work has started and is expected to be complete by the end of next week.

Assessments are being done on the Monument Square buildings this week with prep work expected in October and November with demolition in December.

The sidewalk on Essex Street has been reopened with a cover over the section in need of repairs. No further repairs are planned for this year.

The Piscataquis County Ice Arena had its ribbon cutting on September 30th and had its public open house on Tuesday, October 8th with both being very well attended.

He also said that the town will still have the outdoor municipal ice rink at the fairgrounds.

Vice Chairman Freeman Cyr asked if Libra Foundation will help towns with outdoor rinks.

The Town Manager said he was not aware of plans by the Libra Foundation to put any recourses into outdoor ice rinks at this time.

Selectman D’Agostino asked about public use of the Piscataquis County Ice Arena.

Town Manager, Jack Clukey said that there will be public skate time available at the ice arena, but he doesn’t yet have details.

The next land use committee meeting is on Wednesday, October 30th at 6:30 PM.

X. CORRESPONDENCE
- RSU No. 68 Board of Directors Meeting Minutes, October 1, 2019
- Highland Road, Winter Maintenance Requests

XI. CLOSING REMARKS  (Open Session if necessary and time permitting.)
Charles Merrill asked if he could be present at the public works committee meeting.

The Town Manager said that the committee meetings are open to the public and posted on the town’s website and in the lobby.

Nancy Matulis asked about the schedule for the Piscataquis County Ice Arena.

Selectman Taylor directed Mrs. Matulis to the Penquis Youth Hockey website and the Piscataquis County Ice Arena website.

Barry Hutchins said that he and his wife have plans to move to Highland Road, but their plans are contingent upon the outcome of the request by the petitioners for year round maintenance.

Mr. Hutchins said that the costs associated with maintaining the airport could be put toward year round maintenance on the Highland Road if the airport is closed.
XII. EXECUTIVE SESSION
   A. Consultation with Legal Counsel
   Resolution #081-101519
   MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to go into
   Executive Session per 1 M.R.S.A. § 405(6)(E) to consult the Town’s Attorney on a pending
   legal matter. Motion passed.

   Resolution #082-101519
   MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to come out of
   Executive Session. Motion passed.

   B. Acquisition of Real Property
   Resolution #083-101519
   MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to go into
   Executive Session per 1 MRSA §405(6)(c) to discuss Real Property. Motion passed.

   Resolution #084-101519
   MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to come out of
   Executive Session. Motion passed.

XIII. ADJOURN
   Resolution #085-101519
   MOTION: D’Agostino, seconded: Conroy, and voted unanimously (7-0) to adjourn.
   Motion passed.