

Minutes of Select Board Meeting
October 4, 2016

Members Present: John Black, Tiffany Maiuri, Jeffrey Adams and Rhonda Irish (Town Manager) Ruth Cushman (arrived late) absent: Jeffrey Rowe

Also Present: Ann Bryant, Jack Mills, Frank Donald, Randy Cousineau, Siiri Stinson and Sam Stinson

Item #1 Minutes of the Meeting September 20, 2016

John Black/Jeff Adams m/m/s to accept the minutes as written; vote: 3-0

Item #2 Public Comment - None

Item #4 Consideration of Fall Event Requests

A. Scarecrow Fest: will be held on October 22 and most of the events will take place at Bass Park. Rhonda would like to close the road from the Canal St. bridge to Rowell St from 11:30 am to 1 pm.

Board Consensus to do this

Item #3 Consideration of Approval of Bass Park Gazebo construction

Frank had only received a quote from Cory LeClerc, but has now received a proposal from Fifthroom for about \$5,000 less. The amount for the basic gazebo installed is \$19,500. They will custom design the gazebo to our specifications. The company requires 50% down and will have the project completed in 30 days.

Frank explained that benches can be installed for \$259 each and to put railings completely around the structure would be about \$340. They have received donations in the amount of \$16,047 and with the Recreation Department project account and the capital account they have about \$26,747. Frank shared that the current gazebo has been moved to Bishop Park in East Wilton and he has received lots of positive comments about the fact it is there.

Questions/Comments from the Board and Audience included:

Jeff Adams: What is the railing? Would assume that it is a metal pole inside a vinyl covering. Is there only one entrance? Yes. What about a second entrance? It would be just a matter of leaving an opening in the railing on the other side.

The company wants 50% up front? John explained that he believes that they may want to make sure they are not wasting a trip here.

What do we have to assure ourselves that they will do it? Frank believes that there is some form of a contract; but we have not signed anything yet.

Tiffany: This would be on a concrete pad? You have an outline at the park is this the size of the gazebo? The outline is actually bigger than the concrete pad because of dig safe.

If a kit is ordered could we order other pieces? Believe that we can.

Siiri Stinson: Understand wanting to have a railing for the aesthetic value, but would like to see the front near the lake left open. Would consider adding a ceiling for the acoustic value so the sound will go out rather than up.

Rhonda: May want to consider picnic tables in there if you open the front.

John/Jeff Adams m/m/s to award Fifthroom the contract for the gazebo at Bass Park with an amount not to exceed \$24,000; vote: unan

Item #5 Downtown Revitalization - Consideration of High St Parking Lot Improvements

The Downtown work is now in the third week and there have been some change orders made totaling about \$26,000. They have looked into adding into it the stairs and walk of the High St parking lot. The contractor has agreed to do the work for \$60,000. The DECD has okayed using \$20,000 from the grant and the Town would need to raise the additional \$40,000. The money could come out of the Capital paving account and the sidewalk account. Rhonda explained that this would still leave money in that account for spring maintenance.

Questions/Comments from the Board included:

Jeff: Do we have a detailed plan for the \$60,000? What do they base the price on? Rhonda explained that the stairs require a six week tie in, so time is tight, but she will see if she can get that information.

Are there detailed plans; granite costs a lot for custom cut pieces are we using any of these pieces? They would be using precast stone, Rhonda would like to see this granite used for benches.

Tiffany: Looked at pieces of granite and is comfortable at looking at that scope of work. She cautioned that holding it up any longer would be a missed opportunity; and may cause additional expenses.

Jeff Adams/John m/m/s to take \$20,000 from the grant and \$40,000 from the Capital Paving Account and Sidewalk Account for the High St parking lot repair; vote: unan

Item #6 Consideration of Special Town Meeting for TIF Bonded Indebtedness (Fire Truck & Wastewater loans - partial payments)

The \$30,000 to pay for the lease payment on the fire truck needs to be done at Town Meeting, next year this will be done at the annual Town Meeting. The warrant also allows for payment of \$15,000 towards the Phase I debt at the sewer treatment plant.

Questions/Comments from the Board included:

Jeff: There was quite a lot of discussion at Town Meeting regarding the water rate issue and he was given the impression that it was being taken out of the TIF. Rhonda explained that we still need to have a Town Meeting to approve it because we didn't vote on it.

Jeff: There is a pretty good balance in the account and we don't get the full benefit if it doesn't go to help the taxpayers. Rhonda will send information to the Board about what the money can be spent on.

John: The \$15,000 should go towards the treatment plant.

Tiffany: Believe that the consensus was to use the \$15,000 and we will have it on the warrant at next year's annual Town Meeting.

Do we want a TIF Advisory Board?

Jeff Adams/John m/m/s to hold a Special Town Meeting on October 18, 2016 at 6:30 pm; vote: unan

Item #7 Manager's Report

A. Highway Dept. Retirement of Roland Tourtelotte and hiring of Mechanic: Roland Tourtelotte has retired after 32 years and his position has been filled internally by John Masse. A new mechanic Neil McKenna has been hired.

B. Road and Sidewalk Work: All roadwork has been completed and have just finished the sidewalks. The Road Committee has started discussing new road work for next year including: 1000' on the Munson Rd., 500' on Gilbert St., these would be to reconstruct and rebuild and about half of Walker Hill Road would be ditched and rebuilt.

Jeff questioned the stretch from School St to Weld Rd. Possibly some could be done, but they have patched in the bad parts.

C. Sidewalk at McGillicuddy Park: Do we want to take it out and increase the grassy area at the park? This park is located across from the old Hardware Store; and will be rededicated by the Conservation Commission.

Questions/Comments from the Board included:

Tiffany explained that it is rather bizarre that the sidewalk just stops.

Jeff: It is an official park; where is the entrance? Right now you have to step over the curb, we could take out the sidewalk, but it should have an entrance.

D. Forster Mill Update: The Brownfields kick-off work meeting will be held at the Town Office on Oct 6 at 12:30 pm.

E. Retaining wall work will begin on October 12, it should take about three weeks and the Highway Department is working with them.

F. Buxton Retail Recruitment Meeting: Greater Franklin Development will hold a meeting on October 19 with someone who would explain what it would cost and how to have it come here. It will be held at the North Jay Library at 6 pm.

G. 30 Webb Ave: The RFP's have been sent out will be opened on October 18.

H. Tax Foreclosure List: Will need to hold a Public Hearing to decide what we are going to do with these properties.

Item #8 Other Business

John: Is Mr. Stickney open for business? Not to our knowledge.

Siiri: Thanks for making the agenda available early. Rhonda explained that the minutes will be available on the website after they have been approved.

Item #9 Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development, 1MRSA Sec. 405(6)(F) Abatement Request and 1 MRSA Sec. 405 (6)(A) Personnel

Jeff Adams/John m/m/s Executive Session pursuant to 1MRSA Sec. 405(6)(C) Economic Development, 1MRSA Sec. 405(6)(F) Abatement Request and 1 MRSA Sec. 405 (6)(A) Personnel

Entered 7:30 pm out at 8:30 pm

John/Ruth m/m/s to abate \$560.08 for the abatement request.