

Minutes of Select Board Meeting
June 26, 2018

Members Present: Tiffany Maiuri, David Leavitt, Philip Hilton, Keith Swett, Tom Saviello and Rhonda Irish (Town Manager)

Also Present: Charlie Lavin, Amber Kapiloff, Heinz Gossman, Mike LeClair, Randy Cousineau, Maitland Lord, Ken Walters, Laurel Smith, Frank Donald, Andy Dube and Joey Cousineau

Item #1 Minutes of the Meeting June 6, 2018

Keith: Error correction on item #9 (Quick Attack Fire Truck discussion) in comments from Ruth replace how familiar he is... with how familiar Neil Corson is.

David/Keith m/m/s to accept the minutes with that correction; vote: 3-0 Philip and Tom abstained

Item #13 Other Business

A. Central Maine Power Presentation -Tom Saviello

He explained that CMP would like to cut through a half mile of woods that will never grow back and set up 100' towers.

This is not a request for the Board to rescind their letter of support

The person that we need to focus our efforts on is Thorn Erikson from Avantguard

We need to find a way to bring money to Franklin County like they have brought it to everyone else.

Tiffany/Philip m/m/s to let Tom be the collaborator in this agreement; vote: unan

Item #3 Election of Chairperson and Vice Chairperson

David motion to nominate Keith Swett no second received

Tom/Philip m/m/s to elect Tiffany Maiuri as Chairperson; vote: unan

Tom/Philip m/m/s to elect Keith Swett as vice Chairperson; vote: unan

Item #4 Forster Mill Considerations

A. Forster Mill Public Comments:

*Approximately half of the building has been demolished, we have run out of money, but actually got further than we planned.

*The substantial completion of Phase I was on May 10, 2018 with final completion of Phase I on May 13, 2018. Temporary fencing is coming soon

*There was a meeting with DEP on June 26 to discuss redevelopment. We need to follow our own Ordinances and Shoreland Zoning procedures.

*If 50% of the value of the property has been demolished, it cannot be redeveloped. Someone could fix it up over the stream; but if it is demolished it needs to be at least seventy-five feet from the stream.

*We have utilized funds for loans and grants from DEP, there will be more funds available from AVCOG in October. We are still eligible for funds because there is a form of asbestos in the building still. Rhonda has contacted them to let them know we would like to apply.

*If we chose to do an RFP right now the contractors would have to follow our Ordinances and Shoreland Zoning procedures. We would need concrete plans from them, we don't want the building to sit there.

Costs so far: demolition, testing and asbestos removal) AVCOG: \$22,304 DEP \$75,978 EPA \$200,000 and a grant of \$298,282 for a total cost of about \$597,000.

Possible next steps: RFP for development to see if there is an interest or to apply for more grants and loans to move ahead with a total demolition.

Questions/Comments from the Board included:

Tom: Can it be developed over the stream if we leave it? Charlie Lavin explained that we need to try not to make it more non-conforming than it already is; and to try to make it more conforming.

Is the backside as bad as the front? It has a large concrete slab and seems more stable.

Tiffany: We didn't want to take out more loans because we thought it would be better for the taxpayers to work first with grants and low interest loans.

Even if we take RFP's we could use the language that we could refuse any and all bids if we don't like what is offered.

Keith: If the 50% value is in question we could always have the Board of Appeals fix it so it wouldn't be an issue.

David: Even if you are doing an RFP we need to move forward with the loan/grant applications.

Tom/Tiffany m/m/s to put in an RFP and have a decision deadline by the end of August;

vote:4-0 ***Tom left after making motion, but prior to the vote***

Item # 5 Water and Wastewater Department Quarterly Report – Heinz Gossman

*They have dug up and fixed curb boxes throughout Town

*They are already using their generator and have reached substantial completion

Rhonda explained that on July 19 Olver & Associates will do a full training of the Plant and the Board is welcome to tour the Plant.

Questions/Comments from the Board included:

Tiffany: Do you test the generator on an annual basis? It is tested every Tuesday morning.

Is there a significant change in the Water Plant? We need to start adjusting things, and there are some minor painting issues. There are lots of older lines that need to be repaired.

A. Consideration of Generator and Power Line Tree Trimming Bids

There were two bids received for the generator:

Warren Smith \$422.00 Maitland Lord \$1,600

Only one bid was received for the Power line tree trimming: Arbor Mountain: \$8,500

Generator questions/Comments from the Board included:

Keith: In the discussion did we actually make a motion to put it out to bid? It was explained that it was advertised on MMA website, Town Website and Town Facebook page.

David/Keith m/m/s If we did authorize it (generator) going out to bid to accept the high bid; vote: unan

Tree Trimming questions/Comments from the Board included:

Keith: Is that amount reasonable? On average, it costs about \$1,000/day

David: How does it fall within the budget? Heinz explained that it was in the neighborhood of what he was expecting.

Tiffany/Philip m/m/s to accept the bid from Arbor Mountain; vote: unan

Item #6 Recreation Department Quarterly Report – Frank Donald

*Bishop Park is done with the new equipment, it just needs new seeding out in front

*Kineowatha Park: the fence is going up around the equipment; but the chips came in higher than expected.

*The swim lesson numbers are slightly lower than last year.

*Integrity Electric replaced a pole at Kineowatha Park before the wire went underground and the total cost of about \$1,900 was donated by Integrity.

Questions/Comments from the Board included:

David: Is there a porta potty at Bishop Park yet? It was put in the week of 6/18.

Tiffany: The entrance to Kineowatha is beautiful; what is the plan to replace the railroad ties? A few of those are replaced every year.

Keith: Are we going to do anything with the sidewalk? The curbing will go back in, it will be easier to swing in.

Item #7 Kineowatha Park Skate/Recreation Office Building

A. Consideration of Bids: All of the bids were highly above what was anticipated, the estimated cost of the project was \$75,000 - \$100,000

Cousineau Inc.	\$211,000.00	Blaine Casey Construction:	\$241,962.00
Ralph McNaughton Construction:	\$242,847.00	Ganneston Construction:	\$288,871.62
Callahan:	\$302,987.00	Pratt & Sons:	\$388,350.00

David/Tiffany m/m/s to reject all bids; vote: unan

B. Discussion of Alternatives: We need to do back to the drawing board and look at the design again. Maybe the Town should be the General Contractor, we would need a third-party inspector because our Town has more than 4,000 residents.

Questions/Comments from the Board and Audience included:

Randy Cousineau one of the bidders of the project explained that bonding costs \$5,000-\$6,000 and the heating design choice is only done by one person and that cost is about \$33,000 alone. He would be willing to sit down with the Board to see how they can cut some costs. Joey Cousineau explained that lots of amenities are wonderful, but they are also very expensive. The bid that they supplied was directly tied to the plans they were given.

Frank: The choice to go with propane is because that is what other Town Departments did

Tiffany: Is there any section that came in higher in scope; should we scope in tighter? Rhonda reminded the Board that the building needed to meet all handicap standards.

Andy Dube: Was the designer of the original plans and explained that we could use a modular drawing with a heating system and footprint.

David: If you design build you are not going to tell a contractor where they can buy their stuff.

Tiffany/David m/m/s to work with Cousineau (the low bidder) to see if the price could come down and go forward from there. **Amended to form a Committee to work with Cousineau (the low bidder) to see if the price could come down and go forward from there; vote: unan

Committee would be: David Leavitt, Frank Donald, Rhonda Irish and Michael LeClair

Item #8 Recycling Considerations – Changing from Single Sort to Separation

Costs have been increasing and the single sort market is no longer willing to accept recyclables. The single sort recyclers have increased their tipping fees as a result. Currently recycling tipping fees are twice the price of hauling trash; at this point in time it is currently over \$2,000 a month. There is currently no demand for the recycling and the Recycling Committee says that we should start sorting the recyclables again.

Questions/Comments from the Board included:

David: It is economically unfeasible to pay ten times what we need to, when we can sort it.

Keith: Would rather pay to throw it away

Tiffany: Inclined to go with the recommendation of the Recycling Committee

David/Tiffany: m/m/s to go with the Recycling Committee recommendation of sorted recyclables with Archie's; vote: unan

Item #9 Consideration of Annual Appointments

Finance Committee

Norman Gould 3-year term
Irv Faunce – 3- year term

Board of Appeals

Margaret Donaghue – 3-year term

Planning Board

Cherianne Harrison – 5-year term
Norman Hurlburt – 5-year term

Board of Assessment Review

Richard Caton – 3-year term

Conservation Commission

Sharon Rainey – 3-year term
Jeff Chaisson – 3-year term

Recreation Commission

Ben Bridges – 3 -year term
Laurel Walker – 3-year term

Select Board Committee Appointments

Road Committee - Philip Hilton
Cemetery Committee / Downtown Committee - Tiffany Maiuri
Recycling Committee / Parks and Recreation Committee -Keith Swett
Police Committee – David Leavitt
AVCOG General Committee: Tom Saviello

Annual Appointments

Rhonda Irish: Tax Collector, Treasurer, Road Commissioner, General Assistance Administrator, Town Manager

Diane Dunham: Town Clerk/Deputy Tax Collector Linda Bureau: Deputy Tax Collector

Birdell Dunham: Fire Chief, Emergency Management Director

Tom Doak: Deputy Fire Chief

Cindy Greer: Deputy GA Administrator

Charles Lavin: Code Enforcement Officer, Plumbing Inspector

Hollis Tyler: Animal Control Officer

Larry Lord: Alternate Animal Control Officer

Cemetery Sexton: Kent Wiles

Assessor: Paul Binette, O'Donnell & Assoc.

Questions/Comments from the Board included:

Keith: Is there a policy in effect; or where do we want to go? Is there a way to remove some of the annual appointments? Are there annual reviews for all employees?

Maybe there should be goals set for the year and an annual review at the end of the year.

David: Appointed positions go through an evaluation process.

Tiffany: The Select Board does an annual review of the Town Manager.

David/Keith m/m/s to accept the nominees to the Committees and Boards as listed; vote: unan

Tiffany/Philip m/m/s to make the Municipal Appointments as written; vote: unan

Item #10 Part time and Seasonal Employees Salary Considerations**Part Time – Hourly Wages**

Charlie Lavin	Code Enforcement Officer	\$20.00
Cindy Greer	Town Office Clerk	\$13.00
Gale McDonald	Public Safety Clerk	\$12.50
Hazel Flagg/Patty Stanley	Crossing Guards	\$11.00
Dee Quimby	Transfer Station Attendant	\$12.00
	Cemetery Maint. as needed	
Ed Smith	Parks, Cemetery, grounds maint.	\$12.00
	Winter snowplowing w/one-ton.	
	Public lots as needed	

Keith/David m/m/s to accept as written; vote: unan

Item #11 Tax Acquired Properties

Review of properties sold by bid: The Weld Rd property was declined; the other piece of this property is in Washington Township Rhonda suggests that we package the Wilton piece with the State piece. Charlie explained that this land doesn't look real buildable.

Questions/Comments from the Board included:

Keith: What does it cost to put a piece of property out to bid? The ads are \$100/ad and the Bulldog is \$10/wk.

David: Maybe we have the land overvalued.

Tiffany: If we are not going with the State maybe we should lower the minimum bid to get it back on the tax rolls.

Philip: Did we offer it to the neighbors?

Rhonda explained that there was also a piece on Olivewood Circle that was refused. The successful bidder did not have the financing available that he had anticipated.

What would the Board like to do with 605 Main St? Rhonda explained that the Church does not want to purchase the property.

Questions/Comments from the Board included:

David: It is a non-conforming lot and it will not meet the standards to build again.

Philip: We could keep it looking nice and make School Street easier to enter.

Tiffany: We are plowing their parking lot because we need access to our pump station.

Would like to see if it is a conforming lot.

Additional Properties: There is a property in East Dixfield that we took when Dixfield took it. We only own half and they own the other half. Rhonda would like to see if Dixfield would bid their piece with us. She will talk to the Assessor and bring it back to the Board.

Item #12 Manager's Report

- A. End of Year closeout: The Town Office would like to close at noon to close out the Fiscal Year. Tiffany/David m/m/s to close at noon on June 29, 18 to perform end of Fiscal Year closeout; vote: unan
- B. The Fire Truck Committee has some applicants, they will vote on these at the next meeting
- C. If you see streetlights out let the Town Office know
- D. We will be meeting with FEMA to discuss some damage from the October storm. We will be submitting a request for reimbursement and may need a Permit by Rule from DEP for some of the damage.

Item #13 Other Business – None

Item #14 Adjourn – David/Tiffany m/m/s 8:21 pm