

North Berwick Board of Selectmen's Minutes: December 18, 2012

NORTH BERWICK BOARD OF SELECTMEN MINUTES DECEMBER 18, 2012

Present: Chairman Hart, Selectman Glemmo, Selectman Danforth, Selectman Folsom and Selectman Drew.

Also Present: Phil Thain, Jr., Robert Beamis, Jon Morse, Scott Emmons, Dennis Buzzell, John Steves, Lendell Quint, Steven Quint, Mary Lovering, Reggie Toussaint, Jr., Pat McLaughlin, Ken Dutch, Danny Shaw and Dwayne Morin.

Chairman Hart opened the Board of Selectmen's Meeting at 6:30 p.m.

1. Pledge of Allegiance

2. Review and Approve Minutes of December 4, 2012

Selectman Folsom moved to approve the minutes of December 4, 2012, Selectman Glemmo seconded a motion. Vote, 5-0

3. Public Input:

No Public Input

4. Unfinished Business:

A. FY14: Continued Preliminary Budget Discussions

Dwayne explained this item is remaining as an open ended item as we continue to work on next year's budget.

B. Fire Department: Chimney Repair

Dwayne explained that following the last meeting, he and the Fire Chief went onto the Central Fire Station roof to examine the condition of the chimneys more closely. Dwayne showed the selectmen the pictures taken from that day. Dwayne explained that the chimneys are very large and that it probably would not be cost effective to repoint anything during the winter months, but that he and the fire chief has a concern about the unused chimneys especially the chimney that is located above the propane tanks and is leaning. An RFP was presented to the Board for their review to: 1.) demolish and remove the two unused chimneys (#2 & #3) down to the parapet wall and cap the chimneys with the appropriate materials and flashing to make it watertight and weatherproof and 2.) Repoint the main chimney (#1) and the yellow bricking around the date and reinstall the date sign:

- Chimney dimensions: Chimney #1 – 37” x 48” x 104”(to flashing); Chimney #2 – 28” x 28” x 61”(to parapet); and Chimney #3 – 29” x 32” x 63” (to parapet)
- Removal of chimneys (#2 & #3) shall require the contractor to remove all debris from the site.
- Provision shall be made to ensure the communications wire in chimney #3 on the north side of the building remains connected during demolition.
- Finished area around the communication wire shall be appropriately protected and waterproof.
- Repointing of the main chimney and the area around the number sign shall match existing mortar color.
- Town will provide the missing number for the number sign.
- All work performed shall include all the necessary labor, equipment and material necessary to complete the project; and
- Contractor responsible for all permits and inspections necessary.

The demolition of the chimneys to take place this winter and the repointing to be in the spring, however the bid also allows for contractors to suggest cost savings from contractors which will contribute to the successful conclusion of this project.

Selectman Galemmo moved to place the project out to bid with the RFP with Selectman Danforth seconding the motion. Vote 5-0 in favor.

C. Dangerous Building: Update on 363 High Street

Dwayne informed the Board that the required cleanup on the property located at 363 High Street has been completed with only a few items and the RV remaining on the property.

Reminders: Next Board of Selectmen's Meeting – January 8, 2013 - 6:30 p.m. Municipal Building

7. New Business:

A. Planning Board: Jon Morse Application Review

Dwayne introduced Jon Morse, who is interested in being appointed to the Planning Board. It was moved by Selectman Galemme and Seconded by Selectman Folsom to appoint Jon Morse as an alternate to the Planning Board with a term expiring on December 31, 2013. Vote 5-0 in favor.

B. TEAM: Presentation to Board from TEAM Group

Pat McLaughlin, representing the TEAM Group thanked the Board for allowing the group an opportunity to address the Board. He stated that the TEAM Groups is a result of the tax increases from the past year and people not participating in the budget processes at both the Town and School level. He stated that the TEAM group's goal is to limit tax increases and excessive spending during these difficult economic times. He further stated that the TEAM group wants to be helpful and not confrontational in its efforts. He stated that there are some things that group would like to ask of the Selectman and Town Manager.

Mr. McLaughlin stated three areas that he would like information: 1) Has the town applied to be a Business Friendly Community under the LePage administration. Dwayne stated that North Berwick has not applied for that designation and Pat encouraged the town to do so. Dwayne stated that he would look into the process. 2) Has the Town had any dialog with MSAD60. Dwayne stated that we he has spoken to the interim Superintendent and the New Superintendent but that it has been limited. There was a long discussion regarding the school budget, its impact on the tax rate and ideas to lessen the impact on the Town of North Berwick taxpayers. The Board encouraged the TEAM members to become engaged with the School board but more importantly to engage citizens from Lebanon and Berwick as North Berwick is the smallest of the three communities in the SAD district. Without assistance from the other communities, any effort will be difficult. 3) Does the Town put all projects out to bid. Dwayne stated that we bid out most projects by typically advertising the project in Fosters and placing the information on our website. Most construction projects are picked up by other contractor sites so that a broad spectrum of contractors can bid on the project. Recently many of the bids have had limited bidders. The TEAM members mentioned the possibility of giving local contractors preference on the projects. A question was raised as to why road projects do not go out to bid and Dwayne explained that the Town does bid out the pavement for the road projects, however, the Town's Public Works crew is the general contractor on the projects and the town hires other contractors necessary to complete the job but they work with the town crew. The Town has been able to stretch our road maintenance and construction dollars further by using the town crew and we receive positive comments from both citizens and visitors as to the good condition of our road network.

There was discussion between the Board and the TEAM members on various items. The Board encouraged the TEAM members to attend budget committee, Selectman and School Board meetings. The TEAM members expressed their interest to provide the Board with cost saving ideas as the budget is being crafted and they will be doing so with the School Board as well.

C. Transfer Station: Purchasing of Bags

Dwayne informed the Board that the Town typically purchases the PAYT bags in the lowest quantity of bags, however, we have an opportunity to purchase the small bags at a \$1.75 discount per case if we double our purchase from 75 cases to 150 cases. There are enough funds in the budget to cover the cost of the bags due to the larger bags also coming in at a lower cost than estimated and this would mean that the Town would not have to purchase small bags next year.

It was moved by Selectman Galemmo and seconded by Selectman Folsom to purchase 150 cases of small bags from Boxes and Bags at a total cost of \$3,600.00. Vote 5-0 in favor.

D. Assessing: 2012 Sales Analysis Return Preliminary Ratios

Dwayne presented the Board with Craig Skelton's, Assessing Agent, review of the preliminary Sale Analysis Ratio study. The State will be completing the audit of the town in January, however, Craig's estimate is typically on track with the state findings within a few percentage points. Craig estimates that our ratio is at 102%. Based on this information, Craig is not recommending any changes to the assessing cost tables at this time.

E. William Hill Fire Fighting Association – Request for Blanket Letter of Approval for 2013 Bingo

The Association is once again requesting a blanket letter of approval for the Fire Association to hold bingo within the Town of North Berwick next year. Dwayne presented the Board with a draft letter for the Board's consideration.

It was moved by Selectman Galemmo and seconded by Selectman Folsom to sign the blanket letter of approval for the William Hill Firefighters Association Bingo for 2013. Vote 5-0 in favor.

F. MERC: Discussion on revised contract for MSW disposal

Dwayne explained that the thirteen communities have negotiated a tentative agreement for the disposal of Solid Waste for the remaining life of the 2007 waste handling agreement with Casella to dispose of the town's Municipal Solid Waste at their Westbrook Transfer Station Facility. As the Board is aware, with MERC's closing, the 13 towns and Casella entered into negotiations for a new waste agreement to avoid potential litigation. The contract is included in the Board's packet. The end result is a tipping fee reduction of approximately \$18.00 this next year with a \$1.00 increase in the tipping fee per year for the next 13 years, which means that in thirteen years we will still be paying less than we currently are paying and an estimated tipping fee reduction in year 13 of nearly \$43.50 per ton than our current contract. The other provisions that we requested in the contract were also affirmed. The Board will need to vote to accept the new contract so that the agreement is in place prior to January 1, 2013. The basic terms are as follows:

- o Removal of the GAT (Guaranteed Annual Tonnage),

- CPI deleted and now a flat fee increase of \$1.00 per year
- House hold hazardous— stays the same, still offering the deal of 50%
- Land fill exposure language limiting liability of each municipality
- Language stating our tipping fees and delivery of trash is not subjected to permits being sought at Juniper Ridge
- Tipping fee cost layout as follows
 - \$70.50 for the first year pricing to begin on January 1, 2013
 - Second year \$70.50 plus \$1 beginning January 1, 2014, then a one dollar increase each following year until June 30, 2025
- Each community has the ability to deliver C and D at \$70.50 per ton and can negotiate any other items it desires to deliver to Casella

The cost savings to the Town of North Berwick is estimated to be approximately \$231,000 over the life of the contract. This is a win-win situation. In full disclosure, Dwayne stated that the thirteen communities did receive another proposal from ECO-Maine for a lower tipping fee, but after consultation with our attorney and the other town managers, it was believed that this is the appropriate way for the 13 towns to head. All in all, good news for the town of North Berwick Solid Waste Budget.

It was moved by Selectman Galemmo and seconded by Selectman Folsom to sign the revised contract between the Town of North Berwick and Pine Tree Waste/Casella. Vote 5-0 in favor.

6. Other Business:

Dwayne informed the Board that the Police Chief just received word that the canine cruiser purchased in July has lost it's transmission without warning. We knew this was a possibility, but could not find any other suitable vehicle for under \$10,000.00. Even with the installation of a new transmission, the cost of the cruiser will be \$8,300.00 (\$6,000.00 purchase price and \$2,300.00 transmission repair) and the new transmission will be guaranteed for two years. Even with this latest issue, the town will have expended approximately \$7,350.00 of the \$12,500.00 budgeted due to the \$10,250.00 grants received to date.

Dwayne has contacted Pratt and they have a few dates available for the Board to meeting with the Pratt management team. The Board selected January 11, 2013 at noon. Dwayne will inform Pratt.

Executive Session: 1 MRSA 405(6)(E)

Selectman Galemmo moved to go into Executive Session at 8:35 p.m., Selectman Folsom seconded a motion. Vote, 5-0 in favor.

Selectman Galemmo moved to exit into Executive Session at 9:21 p.m., Selectman Folsom seconded a motion. Vote, 5-0 in favor.

7. Review and Approve Warrants and Correspondence:

Warrant: December 18, 2012 - \$531,041.34

Selectman Galemmo moved to accept the Warrant of December 18, 2012 for \$531,041.34, Selectman Folsom seconded the motion. Vote, 5-0 in favor.

8. Adjournment:

Selectman Galemmo moved to adjourn at 9:22 p.m., Selectman Drew seconded the motion. Vote, 5-0 in favor.

Respectively Submitted:
Dwayne Morin, Town Manager

Original to Town Clerk

Chairman: Larry Hart

Selectman: Charles Galemmo

Selectman: Paul Danforth

Selectman: Elaine Folsom

Selectman: Gregg Drew