

North Berwick Board of Selectmen Minutes April 5, 2016

NORTH BERWICK BOARD OF SELECTMEN MINUTES APRIL 5, 2016

Present: Chairman Galemmo, Selectman Cowan, Selectman Hall, Selectman Johnson, Jr. and Selectman Johnson, Sr.

Also Present: Dwayne Morin, Jim Allaire

Chairman Galemmo called the meeting to order at 6:30 pm.

1. Pledge of Allegiance

2. Election of Officers for Ensuing Year, Selection of Selectmen Committees

Selectman Cowan nominated Charles Galemmo to be the Chairman. Selectman Hall seconded the motion.

Chairman Galemmo stated that it is usually the person who is on his last year unless they do not want to do it. He asked if there were any more nominations. There were none.

VOTE: 4-0 Abstain: 1

Chairman Galemmo nominated Jonathan Hall to be the Vice Chairman. Selectman Cowan seconded the motion. VOTE: 5-0

Dwayne Morin stated that there are three committees that the Board needs to appoint a representative to. They need one representative to the Rescue Squad, two representatives to the Labor Committee and two representatives to the Fair Hearing. Dwayne asked that Selectman Johnson, Jr. and Selectman Johnson, Sr. to not participate on the Fair Hearing Committee because there is a possibility that it could include funeral services, which would be a conflict of interest. The following were appointed:

Labor Board – Selectman Hall and Selectman Johnson, Jr.

Fair Hearing – Chairman Galemmo and Selectman Cowan

Rescue Squad – Selectman Johnson, Sr.

3. Review and Approve Minutes of March 15, 2016

Selectman Cowan motioned to approve the minutes of March 15, 2016 as written. Selectman Johnson, Jr. seconded the motion. VOTE: 4-0 Abstain: 1

4. Public Input

There was no public input at this time.

5. Unfinished Business:

B. Code Enforcement: Progress of Replacement and Interim CEO Coverage

Dwayne introduced the new Code Enforcement Officer, Jim Allaire to the Board. Jim is currently the CEO in Alfred, Maine. His references came back impeccable in terms of his abilities as a Code Enforcement Officer and his ability to deal with people. Dwayne is presenting Mr. Allaire to the Board for confirmation of his being the Code Enforcement Officer and Health Officer for the Town of North Berwick. Dwayne included in the Selectmen's packet, the letter outlining his appointment as CEO and Health Officer. He also included his resume and certifications. Dwayne stated that he has all of the certifications that we are looking for with the exception of the electrical and Health Officer ones. He will be required to obtain these.

Selectman Cowan asked Mr. Allaire if he was living in Alfred and he stated that he did. Selectman Johnson, Jr. asked him what made him want to come to North Berwick from Alfred. Mr. Allaire stated that before he was a CEO, he was a contractor for 35 years. As he got older, he decided to try being a CEO. In Alfred, in order to survive, he could be the CEO but he also had to keep some of his contracting going. He no longer wants to do both. Dwayne stated that his tentative start date will be April 25th.

Selectman Hall motioned to approve the hiring of James Allaire as the new Code Enforcement Officer. Selectman Cowan seconded the motion. VOTE: 5-0

A. Town Meeting: Discussion of Town Meeting Results

Dwayne stated that the Town Meeting went really well. It was the fastest Town Meeting that we ever had. Selectman Hall asked how many people were in attendance. Dwayne said that officially there were 69 people. He stated that all of the Referendum questions passed and everything has been put up on the website. Selectman Hall asked if anyone that the Selectmen now appoint to the Planning Board will have the 3 year term and Dwayne said that they would.

C. Tax Acquired Property: Disposition of the Phillips Property on Railroad Avenue

Dwayne stated that a couple of meetings ago, there was one property that we took for non-payment of taxes. It is located on Railroad Avenue. We sent the property owners a letter and they signed the Waiver of Redemption so they do not want the property. Dwayne did some more research on that lot. He stated that back in the early 90's, the Town had taken it for taxes. We had sent them a letter and they came in and paid their taxes. The Town actually had a deal with the next door neighbor, Mr. McDonald, to sell him the property. We had to offer it to the property owner one more time and they came in and paid the taxes. There used to be a house on the property but it had collapsed. There is still a foundation there but it is all filled in. Mr. and Mrs. McDonald made an agreement with the property owners, the Phillips, that if they remove the material and fill in the foundation, they would let the McDonald's put a shed on their property. Currently, the McDonald's have a shed on this property so this complicates things more.

Selectman Johnson, Sr. asked what happens if we take it. Dwayne said that we have already taken it. Now that the Phillips have said that they don't want it, we have to sell it. Dwayne said that the way that the lot is set up right now, somebody could build a 10 foot wide house. Chairman Galemmo asked if the McDonald's were interested in it and Dwayne said that they were. Dwayne stated that the McDonald's were interested in splitting it in half with the other neighbors. Selectman Cowan asked what the property was currently valued at. Dwayne said that we have it valued incorrectly at \$40,000. After he spoke with the McDonald's and went out to see the property, he said that you can put a 10 x 20 house on the property. He said that it should have a valuation of about \$2,000 because it is not a buildable lot. The actual size of the lot is 50 x 100. Chairman Galemmo said that he would be fine with just getting what is owed in taxes and having it get back on the tax rules. Dwayne asked the Board if they wanted him to speak with the McDonald's and the other neighbors to see if they are still interested. The Board agreed to have Dwayne see if the neighbors were still interested.

Reminders: Next Board of Selectmen's Meeting – April 19, 2016 – 6:30 pm Municipal Building

6. New Business:

A. Planning Board: Resignation of Mark Cahoon, Move Anne Whitten to Full Member

Dwayne stated that Mark Cahoon just got promoted to 2nd shift Manager at his work so he works from 4:00 pm to 12:00 am. He will no longer be able to attend any of the Planning Board meetings so he needs to step down as a member of the Planning Board. Dwayne stated that the Selectmen need to accept his resignation from the Planning Board. They also need to move the next alternate up to full voting status. That alternate is Anne Whitten. This will leave an alternate position to be filled on the Planning Board.

Selectman Cowan motioned to accept the resignation of Mark Cahoon from the Planning Board and to promote Anne Whitten from alternate to a full time member.

Chairman Galemmo asked if Anne Whitten would just fulfill Mark Cahoon's term. Dwayne said that she would not and would just fulfill her term which expires at the end of next year.

Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Selectman Johnson, Jr. asked if there was anybody that has shown interest in becoming a member of the Planning Board. Dwayne said that he had not had anyone interested for some time. He will put out the information to let people know that there is an opening for an alternate.

B. Public Works: Discussion of Transmission Replacement on One Ton to be Replaced

Dwayne said that they found out last week that the transmission failed in the vehicle that we were getting rid of. The price to replace the transmission is almost \$3,500. The Board needs to make a decision on whether to repair or not. Selectman Johnson, Jr. asked if we were planning on trading it or selling it outright. Dwayne said that they were planning on selling it outright. We would probably not get much money for a vehicle with a blown transmission. If we put a new transmission in it, we might get some money out of it. Chairman Galemmo asked how much we would get for it with a working transmission. Dwayne said that he doesn't know. He said that when we put it out to bid, we never know what we are going to get. Selectman Cowan asked how much we would get for parts if we scrapped it. Dwayne said that we would not get much because metal is inexpensive right now. The engine is good but the body is soft. The rocker panels and floor panels are real soft so whoever buys it will need to do something to it anyway. Dwayne said that if it was running, they would hope to get about \$5,000 for it.

Dwayne said that his concern is putting money into a truck that they are getting rid of, but also knowing that if it doesn't run we will not get much on a trade. He is worried that if they put \$3,500 in it and only get \$3,500 back then we end up with nothing anyway. Selectman Johnson, Jr. said that he thinks that they could probably get \$2,500 as is because they are also getting a plow and a sander. Chairman Galemmo said that even if they did \$1,000 as is, we would be saving a lot of hassle. Selectman Cowan asked Dwayne to call either Larry or Dan Wick to see if they would be interested in purchasing it.

Dwayne said that they are starting the process of purchasing a new one. The original thought was to buy a cab and chassis and go to HP Fairfield and have a new body put on it. HP Fairfield has partnered with Ford dealers and they are currently offering package deals for \$79,000. Dwayne said that when they originally priced it out to purchase the cab and chassis and have Fairfield put it together it came out at \$85,000. The only thing with the package deal that Fairfield is offering is that it doesn't include a sander. A sander is an additional \$3,500. Dwayne said that he was planning on getting bids on a cab and chassis because he knows what the set up cost is because they got it from HP Fairfield. He wants to see if we can do it cheaper if we do it ourselves or if we buy the package and add a sander to it.

Selectman Hall motioned that they move forward with the bidding for the new one ton truck. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

C. Selectmen Schedule: Schedule Changes for Selectmen Meetings This Year

Dwayne wanted to talk about the summer schedule. He stated that because 4th of July is on a Monday, the Board had previously discussed moving the Board of Selectmen for July 5th. Dwayne is on vacation that week and gets back on the 12th of July. He said that they can move the meetings for July to the 12th and the 26th or we can just cancel the first meeting in July and have the regular scheduled meeting on July 19th. Also in August, it is a 5 week month and Dwayne is on vacation the first week of August, we would move the meetings to the 2nd and 4th Tuesday in August. The Board decided to do one meeting on July 19th and do the 2nd and 4th Tuesdays for August.

D. Conservation/Agricultural Commission: Resignation of Cortney Beamis

Dwayne stated that he received an email from Sofie stating that Cortney Beamis submitted her resignation from the Conservation/Agricultural Commission. Cortney has a conflict with her work schedule and felt that it was beneficial for her to step away from the Board because she is unable to attend most meetings.

Selectman Cowan motioned to accept the resignation of Cortney Beamis from the Conservation/Agricultural Commission. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Dwayne said that he would put the word out that there was an opening on the Committee.

E. MSAD60: Board Approved Budget

Dwayne said that he received SAD 60's budget yesterday by email. The Superintendent and the School Board Chairman will be at the next Board of Selectmen meeting to discuss their budget. Their budget as a whole is only up .58%, however, they have loss of revenue so it will be about a half a million dollar increase to the towns. The North Berwick share is \$213,000 which is a \$.30 increase in the mil rate. Dwayne said that when you look at the School Budget, they decrease in one area but they increase in another area. You may see a decrease in teachers in one section but if you go to another section, you may see an increase in teachers. Selectman Johnson, Sr. stated that the Administration is going up but the teachers are going down. Dwayne said it looks like teacher's salaries are going down about \$600,000 which he assumes are teachers that are being moved elsewhere. Dwayne said that he noticed that under School Administration, there is \$200,000 in new positions. Selectman Hall stated that they need to hire administrators to evaluate the teachers because they are currently understaffed to do so.

Dwayne stated that if you look on Page 50 in the packet, you can see the reason for the increase. Last year, they used \$1.2 million of their Fund Balance that they had from the previous year to help fund the budget. The General Aid is actually going up but that is because last year, they passed the budget and then the State gave them more money after that. It looks like it is an increase but it is actually about the same as what they got last year. You will also see Fund Balance Amount for Additional Funding which is the additional money that they received last year. They will no longer be sharing Facilities Director and the Shop Foreman with SAD #35 anymore. There is no student tuition this coming year or Mary Hurd tuition this year. The towns need to come up with an additional \$472,496. Berwick will go up \$257,000, Lebanon goes up \$124,000 and North Berwick goes up \$190,000. The Adult Education goes up \$17,333 for Berwick, \$12,897 for Lebanon and \$12,917 for North Berwick. Dwayne stated that it looks like we will have about \$100,000 left so that will help temper these amounts. We also set our overlay high last year so we can use this when we figure out the mil rate.

7. Other Business:

Dwayne stated that he received a letter from Rita Loshbaugh and she states that she is selling her property on Oak Woods Road. Dwayne showed the Board where it was located on a map. Selectman Cowan asked if there was a house on the property. Dwayne said that there was none. There is no access to the property. Selectman Cowan asked how many acres she had. Dwayne thought it was about 26 acres. Chairman Galemme said that unless she had some kind of access in her deed, it is useless to us. One of the abutters may want to buy it. Dwayne said that it was no value to the town. Selectman Hall asked how much she was currently paying in taxes. Dwayne said that we have the property valued at \$18,900.

Dwayne also wanted to let the Board know that during the last snow storm, Mike Dunn was out sanding the road at the Oak Woods and Bauneg Beg intersection. There was a lady that was stuck there and couldn't make it up the hill. Mike went up and sanded in front of her, turned around, came back and sanded her again. He went and parked above her and took a bucket, went down to her car and poured salt underneath her car so she could get up the hill. She never stopped because if she would have stopped, she would not have been able to make it up the hill. She sent this note on Facebook to have the Police thank Mike.

8. Review and Approve Warrants and Correspondence:

Warrant:	March 22, 2016	- \$	0.00
Warrant:	March 29, 2016	- \$	25,473.22
Warrant:	April 5, 2016	- \$	80,824.15

Selectman Hall motioned to approve the Warrant of March 29, 2016 for the amount of \$25,473.22 and the Warrant of April 5, 2016 for the amount of \$80,824.15. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

9. Adjournment:

Selectman Cowan motioned to adjourn the meeting at 7:46 pm. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

Respectively Submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Charles Galemmo

Selectman: Wendy Cowan

Selectman: Michael Johnson, Jr.

Selectman: Jonathan Hall

Selectman: Michael Johnson, Sr.