

North Berwick Board of Selectmen Minutes September 6, 2016

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
SEPTEMBER 6, 2016**

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

Also Present: Dwayne Morin

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

- 1. Pledge of Allegiance**
- 2. Review and Approve Minutes of August 23, 2016**

Selectman Hall motioned to approve the minutes of August 23, 2016. Selectman Johnson, Sr. seconded the motion. VOTE: 4-0 Abstain: 1

3. Public Input

There was no public input at this time.

4. Unfinished Business:

A. Public Works: Update on Projects

Dwayne stated that Randall Road and Beech Ridge Road were paved at the beginning of last week. They hope to have the shoulders installed within the next week or so. He stated that we will be about \$12,000 to \$15,000 over on the budget for Randall Road because there was a lot more work that needed to be done. We had to do some extra excavating and added an extra \$5,000.00 of gravel to the road. Beech Ridge Road came in just about right on the number. Dwayne said that last year we brought forward \$22,000. He said that he thought he would be using it on Diamond Hill Road but we used it on Randall Road.

Dwayne stated that we had changed our contract with Libby Scott so that we now pay for the grinding and everything. By doing this, we saved about \$6,500 on the paving. Dwayne said that Libby Scott is going to be making a proposal to extend our contract for another year for the same price.

B. Fire Substation: Update

Dwayne stated that he is meeting with someone else this week to get a third quote for the work that needs to be done at the substation. If he doesn't then he will just bring the quotes that he does have to the next meeting. He really wants to get the work done before winter.

Reminders: Next Board of Selectmen's Meeting – Sept. 20, 2016 – 6:30 pm Municipal Building

5. New Business:

A. Tax Rate FY17: Sign Commitment Papers

Dwayne stated that the Selectmen had approved the tax rate at the last meeting so they now needed to sign the commitment papers. They also need to sign the Assessor's Return that acknowledges that the County sent us the tax bill and that we need to pay it by the end of November. Dwayne stated that the tax bills were sent out last week.

Selectman Hall asked what the County tax covered. Dwayne said that the majority of the cost is for Sheriff and jail. Selectman Hall asked Dwayne if he had his first meeting with the Jail Committee that he discussed at the last meeting. Dwayne said that they had their first meeting and there are some significant issues with the York County Jail that need to be addressed. He stated that they approved the budget with a \$700,000.00 shortfall. They did raise an extra \$150,000.00 in taxation and they hope to find cost savings to make up for the rest. He said that a lot of the issues that need to be addressed are actually at the State level and not at the County level. The decisions that are being made at the State level are having a significant impact on the local level. Dwayne stated that he will be spending Friday at the jail. He feels that if they are asked to make decisions about the jail then they should see how it operates firsthand.

Dwayne stated that one of the issues is that the judges are sentencing prisoners to the jail instead of to the prison. The State pays \$22 per day for each prisoner but it costs the jail about \$350 per day. He said that they just had somebody sentenced to the jail for 4 years. Jails are supposed to have terms of 9 months or under. It is these type of decisions that are being made that are having financial ramifications especially in the realm of healthcare. Dwayne said that supposedly a portion of their budget should be going towards rehabilitation but the problem is that the structures were not designed for rehabilitation. They were designed to just hold people for short amount of times. It basically comes down to the definition between jail and prison. It is taking so long for prisoners to go through the judicial system now that the jails are holding people for a year or more.

Dwayne stated that when they consolidated the jails they made a mess of it. New money was promised and caps were promised but none of that ever happened. Dwayne believes that the jails in the State of Maine should be run on the State level and not at the County level. The towns are responsible for paying for the jails, yet everyone that is in there has broken either a County law or a Federal law. He stated that you can't break a Town law and go to jail. There are also County laws that you can break that can send you to jail. The Department of Corrections should run the entire jail system. He stated that there are 15 county jails in the State and all of them are in the red.

Dwayne stated that the Committee will be looking into a lot of areas and issues to try and save money.

B. FY17: Supplemental Tax Bill for Stacey

Dwayne stated that they have one Supplemental Tax Bill to review. It is a property that was missed. Mr. Stacey has been subdividing his land up on upper Lebanon Road. He split one out and it created another lot and this is the lot that we didn't tax. A Supplemental is in order for Richard Stacey for Account #2587 for the amount of \$699.30.

Selectman Hall motioned to approve Supplemental Tax Certificate #1 for Account #2587 for Richard Stacey in the amount of \$699.30. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

C. Public Works: Loader Pricing and Financing

Dwayne stated that they started looking for loaders a couple of weeks ago to see what we could get for pricing. He said that when we originally budgeted for the loader, they estimated it to be about \$152,000.00 to \$157,000.00 and that they would give us about \$20,000.00 to \$25,000.00 in trade for the existing machine. This quote was given to us in December during budget time. Dwayne said that in January, CAT increased their pricing by 3% which comes out to about \$5,000.00. The loader cost now is \$161,900.00. The good thing is that they will offer us \$30,000.00 for our machine so it brings us to about where we were originally going to be in our budget. They are offering us a cost of \$132,200.00. Selectman Hall asked what the estimated life of a loader was. Dwayne said that it is about 20 years. Dwayne stated that we have quick release and quick disconnects on our machines and this machine is compatible with our disconnects. They will sell us the couplers so that we can still use our buckets.

Dwayne said that he asked CAT what they could do regarding financing. He said that we originally had approval to lease it and the leasing company that we received a price from was going to charge 2.89%. CAT will offer 2.75%. We will do a lease for 5 years. Dwayne said that this year we raised \$30,000.00 so we could reduce our \$132,200.00 by \$30,000.00. However, whenever we get a new piece of equipment there are always some upfront costs such as putting radios in and adding the lettering. These usually total about \$2,500.00. Also the one thing that this will not come with is a spare tire. Spare tires cost about \$1,600.00. Dwayne is recommending that we put \$25,000.00 down and keep \$5,000.00 to pay for these extras. He is also recommending that we do a 4 year term which would make our payment \$28,667.00 which is right in the area of the \$30,000.00 that was budgeted. If we do it for 5 years, it would bring our payment down to \$23,240.00. Selectman Cowan asked what the difference would be with the interest. Dwayne said that the offset would be about \$1,600.00. After 4 years, we would own the piece of equipment.

Selectman Cowan motioned to grant Dwayne Morin to obtain a 4 year lease agreement for the new loader with a down payment of \$25,000.00. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

6. Other Business:

Selectman Cowan stated that the new gas station at the intersection of Route 9 and Madison Street are using internally lit signs. Dwayne stated that it was because they had pre-existing internally lit signs so they are grandfathered and are allowed to use them. Dwayne stated that the owners were close to their one year limit for their use. After one year, if they had not used the property as the use of a gas station, they would not be able to sell gas there anymore.

Selectman Hall stated that last year they had discussed doing some repairs on the sand shed and that we were going to do the whole roof. He asked what the status was on this. Dwayne said that they are in the process of getting prices for this project. Selectman Johnson, Jr. asked if they will be able to use metal for the roof. Dwayne said that they couldn't because of the way it is shaped. It will need to be shingled.

Selectman Cowan stated that Dwayne had mentioned that there had been some interest on the property at the corner by the light. She asked if he was getting any proposals. Dwayne said that most of the inquiries are looking at putting new apartments. Selectman Johnson, Jr. asked if they were going to work with the existing building or if they were looking to tear it down and build a new one. Dwayne said that the people inquiring have mentioned both of those options. Dwayne stated that they are allowed 4 uses on that property. They can have 3 apartments and 1 commercial use, 2 apartments and 2 commercial uses or 4 apartments. He said that most of the people he has talked to are interested in doing the 4 apartments.

Selectman Hall wondered who paid the costs incurred when the Governor was doing a Town Hall meeting at Noble High School. Dwayne said that he didn't know. We did provide Police Officers on the detail. He doesn't believe that we charged because when State Police ask us for help it is considered mutual aid.

Dwayne told the Selectmen that if that they had anything that they wanted to consider to be in the next budget they should start thinking about it and let him know if they have anything.

Selectman Hall said that he heard the Mill Field Festival went well. Dwayne said that they had one of the best turnouts ever. He said that they generated similar revenue that they had before. Selectman Hall asked who paid for the fireworks. Dwayne said that they had it in the budget but they received \$1000.00 from Pratt to go towards it. He said that they got them for \$2,100.00.

Selectman Hall asked about when the American flags would come down. Dwayne said that they are usually down by now but it was raining so they need to let them dry first. We will then put the American flag back up for Veterans Day. When we take them down after this day, we put up the winter flags. Selectman Hall asked why we can't keep the American flags up longer. Dwayne said that it was decided at a Town Hall meeting exactly when we could put them up and when they needed to be taken down. We cannot change it unless it goes back to a Town Meeting vote. Chairman Galembo stated that they should look into getting a Fall flag and a Spring flag.

7. Review and Approve Warrants and Correspondence:

Warrant:	August 30, 2016	- \$	0.00
Warrant:	September 6, 2016	- \$	59,785.23

Selectman Hall motioned to approve the Warrant of September 6, 2016 for the amount of \$59,785.23. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Adjournment:

Selectman Hall motioned to adjourn the meeting at 8:04 pm. Selectman Cowan 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.