

North Berwick Board of Selectmen Minutes May 1, 2018

NORTH BERWICK BOARD OF SELECTMEN MINUTES MAY 1, 2018

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

Also Present: Dwayne Morin, Michael Pomerleau, Rebecca Reed, Mark Reed

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

1. Pledge of Allegiance

3. Review and Approve Minutes of April 17, 2018

Selectman Galemmo motioned to approve the minutes of April 17, 2018. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

6. New Business:

F. Fire Department: Red Light Authorizations – Harper and Gerry

Dwayne stated that the Fire Chief would like to have two red light authorizations approved. Rob Harper and William Gerry would like to have authorization to have red lights in their vehicles.

Selectman Cowan motioned to approve William Gerry and Rob Harper to have red lights in their vehicles. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

2. Public Hearing – 6:35 pm Recreational Marijuana Moratorium Extension

Chairman Hall read the legal notice into the minutes.

Town of North Berwick
Public Hearing Tuesday, May 1, 2018 6:35 P.M.
Municipal Building Conference Room #212

Moratorium Ordinance Regarding Retail Recreational Marijuana

The North Berwick Board of Selectmen will hold a Public Hearing on Tuesday, May 1, 2018 at 6:35 p.m. in the Municipal Building Conference Room #212 pursuant to 30-A MRSA 4356 (3) and section 6 of the Moratorium Ordinance Regarding Retail Recreational Marijuana on the extension of the Moratorium Ordinance Regarding Retail Recreational Marijuana approved on November 7, 2017 for an additional 180 day period.

Copies of the Ordinance can be viewed in the Town Clerk's Office during regular scheduled hours or on the Town's website: townofnorthberwick.org.

The Board of Selectmen encourages all interested persons to attend this Public Hearing.

Chairman Hall asked if there were any comments from the public. There was none.

Dwayne stated that the reason for this is because last November, the Town approved a Moratorium on Retail Recreational Marijuana. That Moratorium expires 5 days from today. Dwayne stated that, within the 180 day period, the Board can extend it for an additional 180 day period as long as we properly hold a Public Hearing and do proper notifications. He stated that they did 2 newspaper notifications pursuant to State law as well as hold this Public Hearing. Dwayne stated that since the Legislature and the Governor cannot seem to agree on anything regarding this, it would be a good idea to extend the Moratorium.

Chairman Hall closed the Public Hearing at 6:36 pm.

4. Public Input

There was no public input at this time.

5. Unfinished Business:

A. Tax Acquired Property: Malcolm Hilton Property and Gordon Donnell Property

Dwayne stated that the bids were due back on the Malcolm Hilton property. On Page 28 of their packet is the Legal Notice that went out for the property sale. The minimum bid price was set for \$45,500.00. Dwayne stated that they received 2 bids on the property. The first bid was from Alton Rollingsford, LLC for \$46,100.00 and they gave us a proper bid bond of \$4,610.00 from Bank of New England. The second bid was from Michael Pomerleau for \$52,000.00 and gave a proper bid bond of \$5,200.00 from York County Federal Credit Union. Michael Pomerleau is the high bidder. Dwayne is recommending that we award the bid to Michael Pomerleau contingent upon us closing within 30 days pursuant to the legal notice.

Selectman Galemмо motioned that they award the bid to Michael Pomerleau. Selectman Cowan seconded the motion. VOTE: 5-0

Dwayne stated that regarding the Gordon Donnell property, the 30 day time frame will expire in the next 2 weeks. Selectman Cowan asked if he had heard from the property owner. Dwayne said that he had not had any communication with them. He said that they have sent out repeated letters and have received the letters back from the Post Office, even those with the revised address.

Dwayne stated that the Board had discussed cleaning the property prior to putting it up for public sale because it is a mess. He did receive a quote from JMS Services. They quoted \$1375 to clean up the property. If we pay within 10 days of invoice, we will get a 10% discount bringing

the total cost to \$1250. Dwayne has met with him and showed him what needed to be done. They need to remove the 2 RV's as well as the mountains of junk that you really can't see from the road until you actually go onto the property. There's 5 tents, a couple of blow up beds, a bunch of TV's and a lot of garbage. Selectman Johnson, Jr. asked if there were any structures on the property. Dwayne said there is none. There is a septic and well on the property. He stated that, in its current state, it is not buildable because it has been a year since they removed the building. They would need to get variances in order to build on it. He stated that variances are obtainable as long as they meet the requirements needed for the variances. Selectman Cowan asked how big the property was. Dwayne stated that it's a 100' x 200' parcel and the value is about \$10,000 to \$12,000. Dwayne stated that, because of the setbacks in that zone, you need 60 foot sidelines. Because it is only 100 feet wide, 60 feet gets pretty close.

Selectman Galemmo motioned to approve to do the clean up on the property. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Dwayne stated that they put a speed board on Randall Road to do a speed analysis. They had it out for a week to measure traffic in both directions and to see what the speed was. Over the course of 7 days, we had 455 cars which averages to about 70 cars per day. The average speed was 12 mph. Selectman Cowan stated that it might be a good idea to let Mr. Dyer know that we did this and what the statistics showed. Dwayne stated that they had the speed board set up to look like it wasn't on so they could get a true count. Most people tend to act differently when they see the numbers up on the board.

B. SAD 60: Proposed Budget

Dwayne requested that the Superintendent be present for tonight's meeting but unfortunately, he was not able to be here. He will be her on May 15th to discuss the school budget. Dwayne was able to get a copy of the summary for the School Budget. He said that North Berwick is looking at a net impact of about \$345,000 which is a pretty substantial increase. Berwick is looking at about a \$406,000 increase and Lebanon is looking at an increase of \$279,000. Dwayne stated that on the face if we don't get any new valuation, it would be a \$1.00 increase to the tax rate. He is hopeful that they will be able to temper that a little bit but we are probably still in the \$.80 increase. A \$.80 increase in the tax rate would mean about a \$250 increase for the average taxpayer.

Dwayne stated that he had heard that the big increases were going to be in Special Education but it was not as significant an increase as they originally thought. The biggest increase was actually in Regular Instruction. Regular Instruction increased by almost \$700,000, Special Education increased by almost \$350,000 and the other big increase was in Student & Staff Support at an increase of about \$365,000. He stated that the total increase to the District in terms of taxation was a little over \$1,026,492 for the 3 towns.

Selectman Cowan asked if he had a breakdown of what the Special Education costs included. Dwayne said that only the summary had been provide to him. They told Dwayne that they were printing the budget book and as soon as they had them, they would send him a copy. Dwayne stated that he will let the Superintendent know before he comes that the Board would like this

information so he can make sure he has it with him. Selectman Galemmo would like to also know what the cost drivers are. Chairman Hall would like a breakdown of what System Administration includes versus School Administration. Selectman Cowan would also like the comparison in school funding from last year to this year. Dwayne stated that this was included in the packet. They are getting an additional \$600,000 in State funding. Last year's State funding was \$19,889,662 and this year it is \$20,453,340.

Chairman Hall asked if the \$.80 he mentioned includes the amount that was already set aside. Dwayne stated that if the value comes in at what he figured it to be then it would include this amount. Selectman Galemmo stated that if the State had met their commitment of 55%, it would be an additional \$2.3 million to the District. Dwayne stated that it would be more than that because we are a high receiver. Selectman Galemmo stated that it would erase everything and then some. Dwayne said that it would be tax relief.

Reminders: Next Board of Selectmen's Meeting – May 15, 2018 – 6:30 pm Municipal Building

6. New Business:

A. Recreational Marijuana: Moratorium Extension

Selectman Cowan motioned to extend the Moratorium for another 180 days. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

B. Rescue: Approve Contract Ambulance Purchase Approved at Town Meeting

Dwayne stated that starting on Page 38 of their packet is the contract for the ambulance purchase. He stated that the value of the new ambulance is \$223,638.00. Ford will give us a FIN Concession, which is basically a municipal concession, of \$3,800.00 on the F550 cab and chassis that we are purchasing. Specialty Vehicles, Inc. will give us \$4,000.00 for our trade-in of the 2002 Ford E450 PL Custom Ambulance. This brings the price down to \$215,838.00. Dwayne said that we currently have \$90,000.00 in reserve funds. The North Berwick Rescue Trustees have pledged an additional \$60,000.00 to assist in the purchase of the ambulance. This leaves a balance of \$65,838.00 to be financed over the next 2 years.

Selectman Galemmo motioned to allow the Town Manager to enter into a contract for the purchase of the ambulance. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

C. Con/Ag Commission: Resignation of John Archambault

Dwayne stated that he received an email from John Archambault stating that he did not want to continue on the Con/Ag Commission.

Selectman Cowan motioned to accept John Archambault's letter of resignation with appreciation for his service. Selectman Galemmo seconded the motion. VOTE: 5-0

D. Tax Liens FY75 & 76: Release Deed for Property at 5 Snow's Court

Dwayne stated that we will probably see more of these as people refinance, especially on older properties. In the past, the practice was that when they paid their taxes, we would hand them the lien certificate and tell them to go and get it registered. He said that 90% of the people wouldn't do it. Now they come back as non-release. He said that if it had happened in the time frame of when he was the tax collector, he could just release it. This one was with a tax collector from 1975 and the person no longer works for us and is actually deceased. Our attorney is recommending that the Selectmen sign a release of the deeds.

Selectman Galemmo motioned to release the deed for the property at 5 Snows Court. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

E. Police: Approval of Court Officer Employment Contract

Dwayne stated that, during Budget times, we talked about entering into an agreement with the Court Officer. The Personnel Policy actually allows him to do that, but since they talked about it at the Board level, he felt that it was only right that they all discuss it before he signs the agreement. Dwayne stated that it is similar to what they talked about and what the Court Officer has currently. It is for a 4 year term through June 30, 2022. He will be paid on an hourly basis starting at \$26.22 per hour. It is a 30 hour work week. We will also pay his health insurance at the rate of 75% of a single subscriber and he will be responsible for all of his deductibles, coinsurance and copays. These health benefits will start in June. The Court Officer is responsible for all other insurances through payroll deduction. He will get 1 week paid vacation per year and 10 days of sick days per year. If he is scheduled to work on a recognized holiday, than he will get it paid. The Town provides a cell phone for his use as Court Officer. He will also get all other general benefits that are included in our Personnel Policy.

Selectman Galemmo motioned to approve the Court Officer Employment Contract. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

7. Other Business:

Dwayne stated that there is no longer a flag pole in front of our building. It was hit by a street sweeper. They hit it, didn't realize they had hit something and ran over it. The new one is on order and should be here within the next couple of weeks. We have been fully reimbursed for it.

Dwayne stated that he has been working on the parking lot for the Maple Street forest property. He has met with the DEP and is still waiting on the DEP's approval before he can apply for the entrance permit.

Dwayne stated that they started working on Church Avenue today. We are now waiting for the Water District to finish the water line. After they are done, we will pave Church Avenue and Burma Road. They have also put up all of the scaffolding for the garage yesterday and will start on it tomorrow. They will hopefully have the garage done within the next 2 weeks.

Selectman Cowan asked how we were doing with the costs for snow removal this winter. Dwayne stated that the Winter Highway budget is over by \$28,000. He said that it was a very bad year. Dwayne stated that he is still not done with all of the numbers. After the next round of bills on May 15th, he will know more about where they stand. We did 1400 tons of salt this year and he budgets for 1200.

8. Review and Approve Warrants and Correspondence:

Warrant:	April 18, 2018	- \$ 33,027.13
Warrant:	May 1, 2018	- \$ 82,472.30

Selectman Galemmo motioned to approve the Warrant of April 18, 2018 for the amount of \$33,027.13 and the Warrant of May 1, 2018 for the amount of \$82,472.30. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

9. Adjournment:

Selectman Cowan motioned to adjourn the meeting at 7:31 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Respectively Submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Jonathan Hall

Selectman: Wendy Cowan

Selectman: Michael Johnson, Jr.

Selectman: Charles Galemmo

Selectman: Michael Johnson, Sr.