

North Berwick Board of Selectmen Minutes September 17, 2019

**NORTH BERWICK BOARD OF SELECTMEN MINUTES
SEPTEMBER 17, 2017**

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

Also Present: Dwayne Morin, Dwight Weaver, Janet Weaver

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

1. Pledge of Allegiance

2. Review and Approve Minutes of September 3, 2019

Chairman Cowan stated that on page 4 under the Police Department section the 3rd sentence currently reads, "They are went through the process...". It should read, "They went through the process...". Also, on page 5 under the Salt/Sand Shed section, the 4th sentence currently reads, "One of them is has submitted a quote...". It should read, "One of them has submitted a quote...". Also on page 5 under the Other Business section the 2nd sentence, "He stated that when they started talking about Medical Marijuana, they had talked...". It should read, "He stated that when we started talking about Medical Marijuana, we had talked...".

Selectman Hall motioned to approve the minutes of September 3, 2019 as amended. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

3. Public Input:

There was no public input at this time.

4. Unfinished Business:

B. Linscott Road: Review Letter Regarding Possible Intersection Realignment

Dwayne stated that they had contacted Janet and Dwight Weaver about the possibility of selling their property. They are present tonight to discuss it with the Selectmen. Dwayne told the Weaver's that we have been looking at this intersection for about 5 years. It is a very dangerous intersection. Dwight Weaver said that he was going to bring the driveway in from Linscott Road instead of Route 9. Janet Weaver stated that their daughter was working 3rd shift and trying to drive in and out in the middle of the night was tricky and it is even worse when Pratt employees are coming and going.

Dwayne stated that they have met with the DOT on several occasions trying to determine what we can do with that intersection. One of the suggestions as to possibly move the intersection

down to about where the driveway is to the Weaver's house. We currently have about 100 feet of site distance but by moving it, we would have about 600 feet of site distance. It is a 40 mph speed limit zone so we are supposed to have about 450 feet so that would get us really close to what we need. Dwayne stated that they wanted to discuss the option with the Weaver's before we went any further to see if selling their property was something that they were willing to consider. If they are not interested in selling than we would move on and figure out what other options we can look into. Mr. Weaver stated that they are willing but have a few questions. Their concerns are tying things up to a long term commitment and having something not go through and it would also depend on the price. He said that he has looked at what the prices are for homes in North Berwick or surrounding towns and can't find anything for under \$265,000. He stated that he knows that his property is most likely not worth that much.

Janet Weaver stated that they did see some last year but now they are more expensive. She stated that their daughter currently lives on this property and was wondering what the time line was because they need to find another place for her. Dwayne stated that whatever the Board and the Weaver's negotiate would go to the Town meeting in April. The goal would be to start construction next summer if approved by the voters. It would not be a long drawn out affair. Dwayne said that they could send an appraiser to find out what it would be worth. The town currently has it valued at \$179,500 for tax purposes. Mr. Weaver stated that real estate could also change by spring time and there may be homes that are more in the price range that they are looking for. Chairman Cowan asked if their daughter was intent on staying in North Berwick. They said that she does like the town and the area she is currently in. She likes to walk in the area.

The Weaver's stated that they are okay with the town moving forward with the project. Dwayne said that they will have the property appraisal done and put together a package of best options for the Weaver's to review. Dwayne will look to see if there are other properties that would be available for them to be able to buy.

A. Capital Projects: Updates

Dwayne said that they are done on Bauneg Beg Hill Road. They are just waiting for the pavers to give them a date for when they can come and pave it. After the pavers are done, we will shoulder that road and Valley Road. We will complete Dennett Road in the Spring. They will start working the bridges for the trail system and complete some tree trimming around town.

C. Streetlight Project: Update

Dwayne said that they have received the CMP contracts. He has been in contact with the Superintendent and sent him the final Memorandum of Understanding today. Dwayne said that he received an email from the Superintendent today. It stated that the Marshwood Superintendent is unhappy with Affinity Lighting. Dwayne told him that he had not heard anything but said that he would look into it. Dwayne called Affinity Lighting and asked them what was going on regarding Eliot and Kittery because he heard there were some issues. Affinity told him that when Eliot did their streetlight conversion, they got halfway through the conversion and Marshwood decided that they should change their lights as well. Unfortunately,

they had not gone through the process with CMP and that process takes a while. Dwayne said that he has been dealing with them for 3 months now. Affinity finished the install in Eliot before the CMP contracts could be done. There are 9 lights at Marshwood Middle School that they want to change out. They have completed the CMP process and asked Affinity to come back to do the 9 lights. Affinity wants to bundle it with another project because it is not effective to send out their guys to just do 9 lights.

Affinity was also scheduled to start Kittery in August but the State Electrical Inspector has reread the Law. What was told by all of the installers of LED streetlights is that a Master Electrician cannot install the streetlights. It has to be a linesman because they are dealing with the fuse that hooks into the main power line. CMP has said that they need linesman to work on these lights. The State Electrical Inspector states that a linesman works for a utility. They don't work for a town so we need to have both a linesman and a Master Electrician to install streetlights. The State Inspector has shut down all projects until a Master Electrician is available to install with a linesman. The Coutts' Brothers, who Affinity uses for their installs, are not electricians. They are linesman. Dwayne stated that there are 6 people in the State of Maine that are both linesman and a Master Electrician. Affinity has hired another company out of Madison, Maine that has a linesman and a Master Electrician and they will start Kittery on September 30, 2019.

Dwayne stated that Kittery was concerned about their project. However, there is a legitimate reason and it is not Affinity's fault. It is because the State has changed the rule on them. Selectman Johnson, Sr. stated that they will now need a State permit to do the job as well. These lights are not going to belong to the Town and not CMP so now it is not line crews, it is electricians. Dwayne stated that there is an appeal that has been placed with the PUC because that is not what was supposed to happen. The Coutts' Brothers can no longer do the installs for Affinity. Because they are linesman, they are going to have their employees get their Journeyman License for \$90.00. They will then hire a Master Electrician to overlook the project.

Selectman Johnson, Sr. asked about insurance for the lights. Dwayne said that there are 2 insurances that they need to carry. They will insure the lights. He stated that MMA has a special lighting insurance that they created because all of the towns are doing it. It is \$.50 per light so it will cost us \$250.00 to insure our lights. If we have an event like an ice storm where we lose the light, this insurance would cover for replacement. We also have to provide a \$1 million rider to CMP because our lights are attached to their poles. The cost for both insurances is a total of \$350.00. Selectman Johnson, Sr. said that if a car hits a pole and knocks the pole down along with the light, CMP won't fix it. Dwayne stated that the Legislation states that we can contract with CMP to do all of our maintenance and they need to have the repairs done within 7 days. Currently under our contract, they have 30 days to fix it. There is a pricing schedule that is part of the contract that is per a PUC list. It states that the first light is \$159.00. The 2nd light is \$99.00. If they need a flagger, than it costs a little bit more. There is pricing for everything that could possibly be needed to be fixed.

Selectman Hall asked how they determine what the amount of electricity is that is being used. Dwayne said that it is all based on the kilowatt hours and the rated wattage of the light. Because it is an unmetered thing, they have a process for figuring it out. They take the wattage of the

light and it goes through a formula. They figure out how many daylight hours and nighttime hours which is all found in the Almanac. They take the number from the formula and multiply it by those hours to determine. As daylight increases, our costs go down and when it decreases, our costs go up.

D. Salt/Sand Shed: Update on Project

Dwayne said that they are working on the salt and sand shed. He showed the Board pictures of what it looks like right now. He explained to them what they will be doing to repair it. They will start on Tuesday with putting in the rebar. This should take a couple of days. There are 2 layers of rebar up and rebar going all the way around as well. They should be done in about a week.

Reminders: Next Board of Selectmen's Meeting – Oct. 1, 2019 – 6:30 pm Municipal Building

Hussey Seating – Sept. 24, 2019 – 4:30 pm Hussey Seating

5. New Business:

A. Computer Project: Review Computer Replacement Project

Dwayne said that they need to replace 15 computers before the beginning of the year as well as 4 of the Police cruiser computers. The pricing that he is getting is a little bit higher than what he original anticipated. This is mostly because of the Police cruiser laptops. Every year we get audited by the FBI. They come in and do a complete audit of our data security system and one of the things that they look at are the laptop in our cruisers. We have universal holders for the laptops. We were not going to replace them but they are starting to get worn out and the FBI said that someone could just grab the computers out of the car. Dwayne stated that they need to buy some with locking mechanisms. Also, we had asked Pratt for a \$6,600.00 grant but we only got \$5,000.00. We are short about \$1,050.00. Dwayne said that we still have about \$1,800.00 in our server setup account. Dwayne is asking the Board permission to use these funds for the cost overrun of \$1,000.00.

Selectman Galemmo motioned to use funds from the server setup account towards the cost overrun of \$1,000.00. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

B. General Assistance: Establish Public Hearing Date for Appendices Update

Dwayne stated that they need to review the General Appendices updates. The maximum assistance went up to \$133.00 per person. Chairman Cowan asked how this is figured out. Dwayne said that it is based on cost of service, poverty levels and census data. They do studies every year and put the numbers in the computer to determine the amounts. It does depend on the area you live in. Southern Maine saw the biggest increase.

Selectman Hall motioned to hold a Public Hearing on the General Assistance Appendices on October 1, 2019 at 6:35 pm. Selectman Galemmo seconded the motion. VOTE: 5-0

C. Surplus Equipment: Establish Pricing for the Surplus Equipment to be Sold

Dwayne stated that they have 3 pieces of equipment that they want to put up for sale. We just took possession of our new one ton so they would like to put the old one up for bid. It is a 2007 GMC Sierra 3500 that includes a sander and plow and has 194,155 miles on it. The other 2 vehicles are the 2 2013 Chevy Impalas. One has 123,000 miles on it and the other has 137,000 miles on it. Dwayne is recommending that they put the one ton out for a bid of \$10,000.00 and the Impalas out for between \$500.00 to \$1,000.00.

Selectman Galemmo motioned to put the 2007 GMC Sierra 3500 out to bid for \$10,000.00 and put the 2 2013 Chevy Impalas out to bid for \$500.00. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

D. Town Meeting: Establish Town Meeting Date for FY21

Dwayne stated that they had to establish a date for the Town Meeting. The first Saturday of April is April 4th.

Selectman Galemmo motioned to hold the Town Meeting on April 4, 2020. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

7. Review and Approve Warrants and Correspondence:

Warrant:	September 10, 2019	- \$	0.00
Warrant:	September 17, 2019	- \$	698,904.49

Selectman Galemmo motioned to approve the Warrant of September 17, 2019 for the amount of \$698,904.49. Selectman Hall seconded the motion. VOTE: 5-0

6. Other Business – Executive Session – Legal

Selectman Galemmo motioned to go into Executive Session at 7:51 pm and to come back out at 8:06 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

8. Adjournment:

Selectman Glemmo motioned to adjourn the meeting at 8:06 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Respectively Submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Wendy Cowan

Selectman: Jonathan Hall

Selectman: Michael Johnson, Jr.

Selectman: Charles Glemmo

Selectman: Michael Johnson, Sr.