

MINUTES
TOWN OF ST. ALBANS
REGULAR SELECTMEN/ASSESSOR'S MEETING
BUDGET DISCUSSION
MONDAY, JANUARY 14, 2019
6:00 P.M.

Present: Todd Brown – Arrived 6:04 p.m.
Thomas Short, Vice Chair
Hiram Weymouth, Chairman
Rhonda Stark, Town Manager

Flag Salute

1. Approve and sign the minutes of the Regular Selectmen's Meeting Monday, December 10, 2018, the Special Selectmen/Budget Meeting, Thursday, December 27, 2018 and the Special Selectmen's Meeting/Budget Discussion Monday, January 7, 2019.
 - *Motion by Thomas Short to approve the December 10, 2018 minutes as written, second Todd Brown. Voted 2-0-1 (Hiram Weymouth abstained)*
 - *Motion by Hiram Weymouth to approve the December 27, 2018 minutes as written, second Todd Brown. Voted 2-0-1 (Thomas Short abstained)*
 - *Motion by Hiram Weymouth to approve the January 7, 2019 minutes as written, second Todd Brown. Voted 2-0-1 (Thomas Short abstained).*
2. Old Business.
 - *None*
3. New Business.
 - a. Discussion and decision to place the offer made by Seth and Nikki Snowman for the sale of their property located on the Hartland Road Map 90, Lot 1 and Map 90, Lot 4 on the town meeting warrant March 2, 2019. (Map 90, Lot 3 would be donated to the town after purchase of the two lots).
 - Hiram said he thinks it is an unbelievable offer, but there is no firm plan for what the property would be used for. He assumes the Snowman's would need our funds in order to relocate their business. Seth said the idea came about when he knew the town was considering renovating the school into a fire station. He felt his property would be easier and less costly to renovate so he and Nikki decided to make the offer. They felt it was a good offer and would be a way to get the fire station off the ground. He intended that the town would convert his garage to a fire station, not a highway garage, as has now come up in conversation. He said he agrees there must be a plan in place in order to present anything to the voters. Hiram said both buildings would require renovations and since there are no firm plans and no estimates of cost it's too late to be presented at town meeting in March. The Chief asked Seth if his offer would be available next year. Seth said he really can't say, because there are more permanent structures he wants to build and if we don't purchase he will do the additional structures. Further discussion on retrofitting Snowman's garage to fit the town's needs. *Motion by Thomas Short to defer discussion on the purchase of the Snowman property until after the Board meets with Plymouth Engineering on February 4, second Hiram Weymouth. Voted 3-0.*
 - b. Discussion and decision on the format to use to get the word out to citizens to gauge their feelings on the cost of a new fire station.

- Manager said she put this on the Agenda, because she and the Chief had been discussing various options to notify the public and keep them informed on the fire station status. Seth Snowman said he feels the cost will determine how many people are on board, he believes most people agree we need a new station and it will boil down to the cost.

c. Discussion and decision to abate the following properties, in the Board's capacity as Assessor's. Value of abatements \$18,400 and dollar amount to be abated \$302.68.

<u>Name</u>	<u>Value abated</u>	<u>Map/Lot</u>	<u>Amount of abatement</u>
Amos Lawrence	\$ 6,200	14/25-9	\$101.99
Amos & Bonnie Lawrence	\$10,400	18/33	\$171.08
Ruth Wilbur Estate	\$ 1,800	02/1-ON	\$ 29.61

- Manager explained the three abatement requests submitted by the Assessor's Agent. The two for Amos Lawrence are to adjust the assessed value of mobile homes. The one for the Ruth Wilbur Estate was for a 5th wheel camper trailer that was on the property, but removed prior to April 1.
- *Motion by Thomas Short to approve the abatement request of \$101.99 for Amos Lawrence, second Hiram Weymouth. Voted 3-0.*
- *Motion by Thomas Short to approve the abatement request of \$171.08 for Amos and Bonnie Lawrence, second Todd Brown. Voted 3-0.*
- *Motion by Thomas Short to approve the abatement request for the Ruth Wilbur Estate of \$29.61, second Hiram Weymouth. Voted 3-0.*

4. Committee Reports.

- Budget Committee meets Thursday night at 6:00 p.m.

5. Staff Items.

- Steve Emery, Road Commissioner-Commented that the Dexter Road is in very bad shape. Manager said she will contact the state to see when we are on their schedule for improvements.

6. Selectmen's Items.

- Hiram Weymouth-ITCC Board meeting later this week.

7. Town Manager's Items.

- Community Real Estate Solutions contacted me on Friday to say they hadn't made it to town yet to do a drive by of the school, but planned on driving by over the weekend. I called him today, as I had not heard from him, and he said he was going by there at that time and would call me if he wanted a tour of the inside. I did not hear back from him.
- Tom Roach came in today with a contact for me that owns the Pittsfield Community Care Center. He said she approached him and was very interested. I called and spoke to her. She said they own resident care and assisted living homes. The closest in this area other than Pittsfield are Jed Prouty Residential Care in Bucksport, which was a restaurant and Frankfort Assisted Living, which was a school. She said they have more homes, but they are further south. I told her I would arrange a tour for her when school was not in session. She said it cost about \$700,000 to renovate the Bucksport building, but the Town of Bucksport gave them a \$200,000 incentive to build. She said it cost about \$550,000 to renovate the Frankfort school, and they paid the town \$80,000 for the building, but they could not build that way again. She said it would bring 15 to 20 jobs to town. I called and arranged a tour for her for next Tuesday.
- The audit started last week. He is coming tomorrow to spend the day.

8. Discussion on the 2019 proposed budget and new warrant articles to date.

- Art. Shall the "Road Naming and Numbering Ordinance", adopted by the Town of St. Albans on March 4, 1995 and amended March 1, 2014 be further amended? (This was updated and approved by the Selectmen August 27, 2018).

- **Art.** Shall the position of Town Clerk be changed from an elected position to an appointed position, appointment to be made by the Town Manager and to become effective at the March 2020 Annual Town Meeting for an indefinite term of office ?
- **Art.** To see if the Town will vote to authorize the municipal officers, on behalf of the town, to issue general obligation bonds in an amount not to exceed nine hundred and ten thousand dollars (\$910,000), which bonds may be made callable, to fund costs to repair and improve roads within the town, including (to the extent project costs are within funds available) Melody Lane, Denbow, Mountain, Nelson, Pond, Ripley, and Square Roads; to pave the entrances to Bryant, Cemetery, McNally, Magoon and Webb Ridge Roads; and to pave the entrance to the sand salt shed in the Town of St Albans (the "Project"); and to authorize the municipal officers to expend up to \$19,500 from the Highway Reserve DOT account and \$ _____ from the undesignated fund balance account, for the Project, to reduce the amount they borrow on the Town's behalf.
 - *Motion by Thomas Short to recommend \$19,500 from the Highway Reserve DOT account and \$100,000 from surplus, second Todd Brown. Voted 3-0.*
- **Art.** To see if the Town will vote to authorize the Municipal Officers to appropriate, from surplus, an amount not to exceed \$25,000, to purchase a used two-wheel drive plow truck, with plow gear, to replace the 1972 and 1981 Mack trucks. (In 2018, the town sold surplus highway equipment in the amount of \$2,500 and the funds were deposited to the general fund revenue account Sale of Assets).
 - *Motion by Todd Brown to expend \$25,000 from surplus to purchase a used two-wheel drive plow truck, second Thomas Short. Voted 3-0.*
 - All warrant articles will be on the warrant for approval at the January 28 Selectmen's meeting.
- **Budget review from individual line budgets:**
 - Pages 1 – 9 Administration: *Motion by Hiram Weymouth to approve as presented for \$241,654, second Todd Brown. Voted 3-0.*
 - Pages 10 – 14 Fire Dept.: *Motion by Todd Brown to approve as presented for \$85,939, second Thomas Short. Voted 3-0.*
 - Pages 15 – 20 Public Works: Steve Emery said the furnace to be replaced has a cracked heat exchange and the furnace has been condemned. The duct work would distribute the heat better throughout the building. *Motion by Thomas Short to approve as presented for \$371,906 second Todd Brown. Voted 3-0.*
 - Pages 21 – 22 Other Services: *Motion by Thomas Short to approve as presented for \$137,619, second Hiram Weymouth. Voted 3-0.*
 - Pages 23 – 24 Debt & Interest: *Motion by Thomas Short to approve as presented \$101,877, second Hiram Weymouth. Voted 3-0.*
 - Pages 25 – 27 Public Service accounts: *Motion by Thomas Short to approve as presented for \$11,455, second Todd Brown. Voted 3-0.*
 - Pages 28 – 30 Health & Human Services: *Motion by Thomas Short to appropriate \$1,000 for the Food Bank and all other requests to remain the same as in 2018 for total of \$3,150, second Todd Brown. Voted 3-0.*
 - Page 31 Cemeteries/Veterans: *Motion by Thomas Short to approve as presented for \$24,175, second Todd Brown. Voted 3-0.*
 - Page 32 Special Roads: *Motion by Thomas Short to approve as presented for \$30,000, second Todd Brown. Voted 3-0.*
 - Pages 33 – 34 General Assistance: *Motion by Thomas Short to approve as presented for \$12,000, second Todd Brown. Voted 3-0.*
 - Pages 35 – 36 Community Services: *Motion by Thomas Short to approve as presented for \$8,350, second Todd Brown. Voted 3-0.*
 - Pages 37- 38 Insurances: *Motion by Thomas Short to approve as presented for \$90,103, second Todd Brown. Voted 3-0.*
 - Page 39 Fire Hall Reserve: *Motion by Todd Brown to approve \$100,000 for the Fire Hall Reserve account, second Thomas Short. Voted 3-0.*
 - Page 39 Public Works Capital Equipment Reserve: *Motion by Todd Brown to approve \$35,000 for the Public Works Equipment reserve account, second Thomas Short. Voted 3-0.*
 - *Total proposed budget for 2019 \$1,253,228 this is an increase of \$114,543 over 2018 approved budget.*

9. Treasurer's Warrants to be reviewed approved and signed for January 8 through January 14, 2019.
- *Treasurer's warrants were reviewed and signed as presented.*

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Rhonda L. Stark
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting, Monday, February 11, 2019.
