

**MINUTES
TOWN OF ST. ALBANS
REGULAR SELECTMEN'S MEETING
MONDAY, APRIL 8, 2019
6:00 P.M.**

Present: Todd Brown, Vice Chairman
Peter Denbow
Hiram Weymouth, Chairman
Rhonda Stark, Town Manager

Flag Salute

1. Approve and sign the minutes of the Regular Selectmen's Meetings Monday, March 11 and 25th and Special Selectmen's Meeting Monday, April 1, 2019.
 - *Motion by Hiram Weymouth to approve the minutes as written, second Todd Brown. Voted 3-0.*
2. Old Business.
 - *None*
3. New Business.
 - a. Discussion and decision to set a date for a Special Town Meeting to vote on the acceptance of the St. Albans Consolidated Elementary School as offered by RSU 19.
 - 1) Manager explained to the public present that the town has received an oral offer to sign a commitment to purchase the school property if we take over ownership. The person would like to remain anonymous as long as possible. Up to this point with no plan in place for the property, the Board had planned to not recommend to the voters that they accept the school from RSU 19. Since the offer came in their opinion has changed, as long as there is a written commitment letter in place from the prospective purchaser. A Warrant for a Special Town meeting has been drafted. An article for funds to pay estimated bills that may come due is also on the warrant. Spoke to RSU 19 for estimates on monthly bills, waiting for a quote from the town's insurance company. Waiting to hear from the town attorney to know if we must offer the property out for sale to see if there are any other persons interested in making an offer, but not heard back. Assume we will no matter their answer, but wanted to be able to answer that question if it should come up. The Superintendent said as soon as the town agrees that we accept the building he would get their attorney to draft a quit claim deed and as soon as that was prepared they'd sign off on the agreement. He said he'd like to use July 1st as the date of transfer. He would like a contingency in the agreement that they have some time to remove the furniture they need for the new Somerset Elementary School; however, the building would belong to the town July 1. The Board said they do not agree with that and do not want to take ownership of the property, until all of RSU 19's belongings have been removed. The Superintendent has sent copies of their deeds. They obtained a portion of the property in 1979 and an additional piece in 1995. Manager said we will need the committal letter ASAP from the person making the offer stating the offer and any conditions with an anticipated time frame for his project. Spoke to the Assessor on Wednesday and he said he will handle the assessment the way the Board directs him, but said the value on the property in our records now is not what they would use if/when the property became taxable. A special use building loses a significant portion of its value when it is no longer used for its

intended purpose. The current value is only for statistical purposes when he files the annual report to Maine Revenue Services. He would rely on the sale prices of other similar properties in the area to determine that loss. He said if the Board has an opinion on what the value might or should be for this property specifically, he would be open to your input with the understanding that as the property is re-developed, the assessment will change accordingly. We discussed if the current school was turned into a trade school would it be taxable or nontaxable, he agreed with us that it would depend on the way it is owned and used. For instance Cianbro has the Cianbro Institute that is a training center/trade school and it's taxable. KVCC is exempt. It would come down to ownership, achieving 501c 3 exempt status from the State and Feds, etc. Our Town Attorney stated they will assist with a purchase and sale agreement from us to the purchaser. Attorney suggested earnest money, my thoughts were 10%, but that is up to the Board. At last weeks meeting "Every Door Direct Mail" was discussed as a way to get the information out to residents. The cost is 18c per letter, it would go addressed to "Resident" not an individual, but would get to 927 households and this also would include post office boxes in St. Albans. The cost would be about \$200+ with the purchase of the paper we would need to use. Suggest Monday, May 20 as the Special Town Meeting date. Plan is to have enough information ready to review at the April 22 Selectmen's Meeting and then hold a Special Selectmen's Meeting Monday, May 6 to sign the Warrant for town meeting. Due to the time frames for posting we wouldn't be able to sign the warrant at the Regular Selectmen's Meeting May 13, so that's why a Special Selectmen's Meeting would have to be held. May 20 would be Town Meeting only, not a Selectmen's Meeting. Board recommended we be prepared to offer the property out for sale immediately after the special town meeting so we own it for as short amount of time as possible. Manager said she will continue to work with the town Attorney to get everything in place.

4. Committee Reports.

- *None*

5. Staff Items.

- Fire Chief, Jason Emery-Asked if there had been any contact with Plymouth Engineering. Manager said she had left a message for Keith Ewing, but has not heard back from him yet.

6. Selectmen's Items.

- Hiram Weymouth-The County budget vote went through with a .9% increase. Manager said the amount on the final budget was more than the amount listed on the proposed budget. The proposed increase for St Albans portion was \$5,454.49, the increase on the final budget received was \$9,445.33, she wondered why the difference. Hiram said he would contact the County to find out why.

7. Town Manager's Items.

- Roundy's Paving called this afternoon on their bond insurance for the paving project, they have been approved for bonding; however, if they had known up front they would have worked the price of the bond into their proposal. They are all set to be bonded, but the cost is \$20,475.89 and will eat drastically into their profit. The bonding is to cover the town if another contractor had to finish their work. The Contractor gets no portion of this money back from the insurance company when the project is over. The insurance company keeps the entire amount. Roundy said he has two suggestions. Either the town adds the bonding to the cost of their bid proposal, which would still make them come in under the next bid proposal or the town not pay them any money until the entire project is complete and we are 100% happy. I told him we were having a meeting tonight and asked him to put in writing his suggestions and I would bring it up for discussion. Seth Snowman suggested the town hire a quality control person to do testing, like someone from SW Cole or another company to oversee the project and their work. Manager said that both the Town of Newport and Town of Skowhegan said they were pleased with Roundy's work last year, that they bent over backwards to accommodate them and they would hire them again. Board agreed that if

Roundy agrees to ask for no money until the end of the project and we hire a quality control person, that we forego the bonding requirements. Manager also said she had put together a very detailed contract for Roundy's to sign using a sample from the town of Newport and had both Steve Emery and Ronnie Finson proof and she asked that one of the Selectmen proof it as well. Hiram Weymouth said he would look it over. She said that Roundy's proposal also becomes part of the contract. Manager said she accepts that the bonding requirements should have been part of the bid specs, but this is nothing we've ever dealt with before, because the last paving project Pike Industries received the bid and they have been doing this type of work for many years. Roundy's is a small company, trying to get business, but we need to be overcautious. Manager also said that under the Home Rule for municipalities it is left up to the town if they require bond insurance; however, going forward it will be in bid proposals so we don't have to worry about this type of situation again.

- The cost of "Every Door Direct Mail" as discussed at the last Selectmen's Meeting is 18c per card. There are specific requirements that have to be met for the mailing. Mail goes addressed to the "Resident address" not to the name of the person. We would reach 927 addresses which includes St Albans post office boxes. The cost of mailing, including heavy card stock paper, would be approximately \$200.00.
8. Treasurer's Warrants to be reviewed approved and signed for April 2 through April 8, 2019.
- *Warrants were reviewed and signed as presented.*

Meeting adjourned at 6:56 p.m.

Respectfully Submitted,

Rhonda L. Stark
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting Monday, Monday, April 22, 2019.
