

**MINUTES  
TOWN OF ST. ALBANS  
REGULAR SELECTMEN'S MEETING  
MONDAY, APRIL 22, 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 Meeting Monday, April 8, 2019.
  - a. *Motion by Peter Denbow to approve the minutes as written, second Hiram Weymouth. Voted 2-0.*
2. Public Forum.
  - a. *None*
3. Old Business
  - a. Review and discussion of the special town meeting warrant, as drafted, for Monday, May 20, 2019 for the acceptance of the St. Albans Consolidated Elementary School.
    - Todd arrived 6:05 p.m. Manager stated the Board has received a commitment letter from an interested party to purchase the school. At this time they would like to remain anonymous. She said the warrant articles have been drafted for a Special Town Meeting, May 20, 2019 and reviewed by the town's attorney. The wording of article 2 is stated so that if our purchaser should back out before the town receives the conveyance from RSU 19, we do not have to accept the school, because the article gives the Selectmen the discretion to accept.
    - Art. 2. To see if the Town will vote to authorize the Board of Selectmen to accept a conveyance in fee simple from Regional School Unit (RSU) No. 19 of the St. Albans Consolidated Elementary School, located at 129 Hartland Road, St. Albans, ME, consisting of 17 acres more or less, of land with buildings as described in a deed from the RSU No. 19 to the Town of St. Albans, and to authorize the Selectmen to designate the Town Manager to execute any documents necessary to accomplish said transfer.
    - Hiram Weymouth stated the Board had not been interested in recommending acceptance of the school until this offer came forward. All interested parties until this one, have backed out once they had a tour of the property. Bob Davids stated his greatest concern at this time is that we accept the property and then the deal will fall through and the town ends up with it. Hiram Weymouth stated that the purchaser has given us the commitment letter and is going to give us a certified check to hold. Jim O'Neal asked if we know the persons plan/s for the property. Hiram Weymouth stated he has identified three purposes, but not a firm plan. He does have sufficient resources to purchase the property.
    - Manager said article 3 is to appropriate the necessary funds for the town to pay any costs that arise between the time we accept the property and the time the property is sold.
    - Art. 3. To see if the town will vote to authorize the Board of Selectmen to transfer up to \_\_\_\_\_ from undesignated fund balance for the estimated heating, electricity

and miscellaneous maintenance expenses of the St. Albans Consolidated Elementary School, if conveyance is accepted by Art. 2.

- Discussion on the amount of funds the Board feels may be necessary. Hiram Weymouth said he feels we should appropriate \$40,000. Peter Denbow said he felt that was too much and we shouldn't appropriate any more than \$25,000. Manager said she had given the Board an estimate of \$5,531 for the first month based off RSU 19 figures, so the amounts of course will be less than estimated, because the building will be vacant. The cost of insurance \$2,791 for year, mowing \$450 per month, electricity \$1,300 per month, telephone \$130 per month and heat \$860 per month. The insurance would be for the year, but paid the first month. The insurance company said we would be refunded a prorated amount once the building sold. Hiram Weymouth said he feels we need available funds in case something major should happen. Jim O'Neal said that if something major happened hopefully the \$40,000 would be enough to cover expenses, if the money isn't needed it just won't be spent and will remain in surplus. *Motion by Peter Denbow to approve transferring up to \$40,000 from fund balance if needed, second Hiram Weymouth. Voted 3-0.*
- Manager stated article 4 gives the Board of Selectmen authorization to sell the school.  
Art. 4. To see if the town will vote to authorize the Board of Selectmen to sell the St. Albans Consolidated Elementary School for an amount and on terms deemed appropriate and in the best interest of the Town by the Board of Selectmen, if conveyance is accepted by Art. 2.  
*No discussion.*

#### 4. New Business.

- a. Discussion and decision on "Every Door Direct Mail" for reaching out to the residents on the date of the Special Town Meeting.
- Manager asked the Board if they still would like us to try the "Every Door Direct Mail" to get information out to the public on the Special Town Meeting. She stated for those present that it is 18 cents per card and will go to the "Resident" of each household not addressed to a specific person. With the cost of the card stock it will come to approximately \$200 for the mailing. Dennis Smith asked if it will also be in the paper, Manager said yes in the paper and on the town's web site. *Motion by Todd Brown to approve using the Every Door Direct Mail, second Hiram Weymouth. Voted 3-0.*

#### 5. Committee Items.

- Board of Appeals *Organizational meeting is Monday, April 29 at 5:30 p.m.*
- Budget Committee *is meeting Monday, April 29 at 6:30 to vote on the Special Town Meeting Warrant.*

#### 6. Staff Items.

- Steve Emery, Road Commissioner. Crew has been grading when weather permits. Took scrap iron in last week and received \$550. Truck shopping and found a 2005 GMC today. Prior owner was the Maine Turnpike Authority. Very clean vehicle 118,000 miles. All equipment except sander, but we will have enough to purchase a sander. They were asking \$18,000. He offered \$16,000 counter offered \$16,500 and we are purchasing this week. Spoke to Bradley Russell about overseeing the town's paving project. He has many years of paving experience and may be interested in doing this for the town. He's local and would understand the things to look out for, he hasn't been in to speak to Rhonda as of yet.

7. Selectmen's Items.

- Hiram Weymouth-Fiberight started accepting materials in the new Hampden facility without their occupancy permit, so that set them back a little, they are now up and running. They are supposed to start accepting materials from MMSW in June.
- Todd Brown-The Planning Board is still reviewing the subdivision ordinance.

8. Town Manager's Items.

- One hundred and sixty-2018- 30-day notices for tax liens mailed April 17, those not paid by May 17 will be recorded at Registry. 2017-183 were mailed and 142 liens filed. 2016-182 mailed and 135 liens filed. 2015-165 were mailed and 125 liens filed.
  - Learned Thursday the property next door is going up for auction tomorrow. I emailed the company once I learned this and sent them copies of all the letters I've sent since February 2009 requesting advance notice. We were never informed, just happened to hear about it. When we checked the website about four weeks ago there was no mention of an auction.
  - Given you each a copy of our budget expenditures as of April 18. This is the same material I have supplied to the Budget Committee for their meeting next Monday night.
  - Received a new estimate on the bond payment for the road project, since we will not be borrowing as much as first estimated. The original quote for the payment on the road bond was \$128,874 for 2020 and it went to \$97,817 with the new lower amount. So that is an increase of \$23,245 over the current road paving bond from 2013, rather than a \$54,303 increase.
  - Given you each a "Draft" of the Invitation to Bid on the school for you to review so we can discuss at the May 6 Special Selectmen's Meeting.
  - Heard from Plymouth Engineering right after the last Selectmen's Meeting. They have started the plans for a fire station conversion of the Snowman garage property based upon measurements they took from the site. He should be ready soon to sit down and discuss how to reuse the existing building for a fire station.
  - The town hired Peter Denbow last year to do some tree and limb cutting. Since he is now a Selectman he signed a waiver stating he had no involvement in the hiring process. The town is not required to go out to bid on this type of work, per our Purchasing Policy.
  - There has been concern about a sex offender that lives on the Mason Corner Road directly across from the ball fields. I contacted the Sheriff's Dept today and he said he is still incarcerated. I also sent a copy of the Town's "Obscenity Ordinance", which was passed in 2013, after he purchased his home. It states a sex offender cannot live within 750' of a playground, athletic fields, etc. where children are the primary users. He is going to discuss this with the District Attorney.
9. Treasurer's warrants to be reviewed approved and signed for April 9 through April 22, 2019.
- *Warrants were reviewed and signed as presented.*

Meeting adjourned at 6:55 p.m.

Respectfully Submitted,

Rhonda L. Stark  
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting Monday, May 13, 2019.

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