

MINUTES
TOWN OF ST. ALBANS
SPECIAL SELECTMEN'S MEETING
THURSDAY, MAY 30, 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, May 13, 2019.
 - a. *Motion by Peter Denbow to approve the minutes as written, second by Todd Brown. Voted 3-0.*
2. Old Business.
 - a. *None.*
3. New Business.
 - a. *None.*
4. Selectmen's Items.
 - a. Peter Denbow-Attended the Memorial Day Parade and was approached by a citizen that would like to donate a new pole and flag to the town. The Manager said she was contacted by the same individual and is looking into it as was suggested. Peter said he attended the ITCC meeting. He said it appears it is still up in the air if KVCOG will take over part of the old school or the whole building.
 - b. Todd Brown-The Planning Board brought up their concerns on dangerous buildings again at their last meeting and Todd said he told them he would pass it along to the Selectmen. They discussed the mobile home on the Nokomis Road and the house on the Hartland Road, which both burned. The Manager passed out an opinion that she'd received from MMA in November concerning dangerous buildings. Peter said he feels the town would be better off following State Law, rather than drafting our own ordinance. *The Board requested the Manager obtain the packet of information from the MMA web site on dangerous buildings.* Todd also said the Planning Board is almost done with their review of the Subdivision Ordinance.
5. Town Manager's Items.
 - a. The town's highway crew plows seven State Roads for 21.72 miles and thirty-three town roads for 35.35 miles total of 57.07 miles.
 - b. Chairman of the Broadband Committee for Cambridge, Lynda Gunther, and one of their Selectmen, Mike Watson, came to see me on Tuesday. They are working with Premium Choice Broadband in Brewer to get connectivity in Cambridge. They offered to help us in any way possible. They are very excited about Premium Choice. I am waiting to hear back from SEDC in Skowhegan and then I will set up a meeting with our committee. Ms. Gunther has offered to come and discuss the procedure that Cambridge is going through.

- c. SW Cole has an employee they will assign to do the quality control for our paving project at \$75 per hour and mileage. Roundy has estimated a three week turnaround on the project. There are seven roads or 9.5 miles of roads and six entrances to be completed. (Russ Bragg at SW Cole).
- d. House next door. Must attend the auction in person at Bendett & McHugh Law Firm, 30 Danforth St, Portland. Must be an authorized signer for the town in order to participate. We could hire an attorney in Portland area to attend the auction. The minimum bid may not be known until the day of the auction. Hudson & Marshall Auction House are handling the sale at 10:00 a.m. on June 25. I read in the Town Meeting minutes from 1987 that the town voted to purchase the property next door for \$20,000.
 - o *Selectmen asked the Manager to attend the auction June 25.*
- e. Spoke to Superintendent, Mike Hammer the morning after the special town meeting to let him know how the vote came out. I asked him when their materials could be out of the building, he said they are aiming for the end of June so we could possibly take possession July 1, but he will keep us informed. He also said he is going to start the paperwork to turn the building over to us so that it will be ready for dates and signatures as soon as they have out of the building what they need. They are going to hire a moving company.
- f. Closed on the Maine Municipal Bond Bank loan of \$600,000 on May 23. We now have the funds and are ready on the financial side of the project. Skowhegan Savings Bank worked with me to get the best possible interest rate on the money while we are waiting to pay the bills. We've invested in a money market account, which will earn approximately \$3,000 vs. the regular savings account that would earn approximately \$400. We will be allowed to spend any interest earned and must track it separately and expend any earnings on the account for road work and/or bills associated with the project.
- g. Learned this week that the town passed a vote in 1974 to not sell wine or beer on Sunday in retail stores. Then in 1975 they took another vote for retail stores for the sale of beer on Sunday and that passed, but there was no vote taken on wine. Then in 1992 they took a vote for state liquor and agency stores to sell liquor off premises during the week, it passed and then another vote to include sale on Sunday and that failed. St Alban has no State or Agency Liquor stores, so it does not apply at this time. Our stores sell wine on Sunday and have forever. A very vague letter was sent out to all towns July 2018 I've given you a copy. We actually ignored it, because we tried calling and emailing the State and left several messages asking what they were looking for from us and they did not return our messages so we figured they couldn't want the information very badly. I have spoken to other towns in the same situation. It came up this week, because a caterer called requesting the Board to sign a permit for them to cater an event in St Albans in June and I told them we've never done one in the eleven years I've been here. After contacting the State I learned more than I wanted to know. We searched our records today from 1974 to 2008 and the only thing we found were those three votes. We will have to have an election now to approve the sale of wine on Sunday's and hope for the stores involved that it passes, if they wish to continue selling. We will try to prepare and have it ready for the November ballot.
 - o *Selectmen said they would like to also include a warrant article for the on premise license for catering/restaurants, as well as the off premise for retail stores on the same ballot in order to be sure the feelings are the same as votes taken in prior years.*
- h. Gary Jordan stopped in Wednesday, May 8 and again on Monday, May 13, he said since the State is doing the repairs to the town landing he said that proves they own it and the town shouldn't have taken his property by eminent domain.
- i. Jason Emery purchased a campground, not sure how available he will be. He wants to remain Chief and leave things in the Asst. Chief's hands Rob Worster.

- j. Liz Gagnon gave her notice yesterday and is done tomorrow. A Clerk and Registrar of Voters must be appointed to perform specific duties until a new Clerk and Registrar is hired.
 - o *Motion by Peter Denbow to appoint Emillie Lemire as the Clerk and Registrar of Voters, second Todd Brown. Voted 3-0.*
 - k. I am letting you know that I will be retiring. Things have moved much faster than ever anticipated and so I have not had a chance to give you any kind of heads up sooner. We have sold our house and the anticipated closing is July 1 we will be moving out of the area. My contract says that I must give you a 45 day written notice, I am waiting to be sure the closing is truly going to happen on July 1, we should know by mid June. My concern is for the town and getting people in place to do the work. This town has been very good to me and I have enjoyed my eleven years here, but now it's time for me to spend time with my husband and family. I am willing to commute and help you out until September 1. You will have to make the decision as to what you want to do for a new Town Manager. I want the transition to go as smoothly as possible. I thought we could discuss this in more detail at the June 10 meeting. I have put my heart and soul into this town for eleven years and I want only what is best for everyone. We have a very good staff in place and I want to help all that I can.
 - o *Selectmen requested the Manager to contact MMA to find out the cost for them to handle the search.*
6. Treasurer's Warrants to be reviewed approved and signed for May 14 through May 30, 2019.
 - a. *Warrants were reviewed and signed as presented.*

Meeting adjourned 7:33 p.m.

Respectfully Submitted,

Rhonda L. Stark
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting Monday, June 24, 2019.
