

**MINUTES**  
**TOWN OF ST. ALBANS**  
**REGULAR SELECTMEN'S MEETING**  
**MONDAY, JUNE 24, 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 amended minutes from the Special Selectmen's Meeting Thursday, May 30, 2019 and approve and sign the minutes from the Regular Selectmen's Meeting Monday, June 10, 2019.
  - *Motion by Hiram Weymouth to approve the minutes from the Special Selectmen's Meeting Thursday, May 30, 2019 as amended, second Todd Brown. Voted 3-0.*
  - *Motion by Peter Denbow to approve the minutes from Monday, June 10, 2019 as written, second Todd Brown. Voted 3-0.*
2. Christian Savage, Executive Director of Somerset Economic Development Corp. (SEDC) and Lynda Gunther, Chairman of the Cambridge Broadband Committee, will be present to discuss possible Broadband options in the area.
  - The Manager introduced Christian Savage and Lynda Gunther as well as the St. Albans Broadband Committee members Christina Gee, Bill McPeck, Jason Gay and Selectman's Representative Peter Denbow. Christian said there are fifty-five properties in town with less than 10:1 Mgbps and fifty-five with less than 25:3 Mgbps. Christian agrees St Albans is underserved. Christian said he has reached out to both TDS and Spectrum concerning St Albans and has not heard back from either. Lynda Gunther Chairs the Cambridge Broadband Committee and said the entire town of Cambridge is un-served. TDS did not respond to their calls, so they contacted Premium Choice Broadband and they are willing to connect the entire town, Premium Choice is out of Brewer, ME. They are a Maine based Maine owned company. Their construction costs are half the cost of other providers. They charge \$10 to \$12 per mile. They are offering a free install to Cambridge customers, if they sign up to join up front. Lynda said she got so upset with the lack of service and response from TDS, that she contacted the FCC. Cambridge voted to contribute \$10,000 of matching funds to the project. Christian said a planning grant is a very time consuming process, it is a lot of demographics and statistical information. Cambridge did a door to door survey and contacted over 90% of the towns residences. Christian asked if we would like to invite Premium to a meeting. He said Premium did the Plan for Cambridge for free and in only nine days. Bill McPeck asked what happened to the county wide plan they did. Christian said the Plan had been done before he took over as Director and it basically left this area out and nothing has been done with it. He said the 3-Ring Binder is underutilized. Lynda said she has asked several people that she knows in Guilford what they think of Premium Choice and she has found no one that has anything negative to say about them. Jason Gay asked the cost of the project for Cambridge. The Cambridge project is estimated to cost \$700,000 to build to 278 homes, which will serve 523 residents. They have filed for a grant and will hear on Friday. Christian said the Cambridge project is a great one for this area, because other local areas can be built out from there. First Light recently bought out Maine Fiber's Hartland connection to the 3-ring binder. Christian said he will reach out again to TDS and

Spectrum and also to Premium Choice and First Light. He said Premium Choice told them if the grant does not happen for Cambridge they will remain on the list. Jason asked who will own the product and Christian said Premium Choice would be the ultimate owner of the product. Christian and Lynda left at 6:48 p.m.

- Jason Gay said there is a lot of money available for Broadband projects, but there are strict guidelines to follow in order to receive funding.
  - Bill McPeck said he will help in any way that he is able.
  - Jason Gay said a map of the un-served areas using push pins would be helpful to visualize locations.
3. Public Forum.
    - *None.*
  4. Old Business
    - a. Discussion and Decision to sign the “By-Laws of the Board of Municipal Officers” approved May 15, 2006, amended January 18, 2012 and as further amended at the June 10, 2019 Selectmen’s Meeting.
      - *Motion Hiram Weymouth to approve the “By-Laws” as written and amended at the June 10, 2019 Selectmen’s Meeting, second Todd Brown. Voted 3-0.*
  5. New Business.
    - a. Review of the town’s “Obscenity Ordinance” adopted March 7, 1998 and last amended March 2, 2013 and vote to be taken, if revised, for town meeting approval March 2020. (It must go before the voters at a town meeting).
      - Manager stated she had sent the ordinance to the Somerset County Sheriff for review and he had then sent it to the Asst. District Attorney. They both approved the updates to the ordinance. *Motion by Todd Brown to approve the “Obscenity Ordinance” as recommended for submittal to the March 2020 Town Meeting, second Peter Denbow. Voted 3-0.*
    - b. Discussion and decision to sell tax acquired property foreclosed on November 13, 2018 for nonpayment of real estate taxes, by sealed bid.
      - James and Robert Thaler, 490 Todds Corner Road, St Albans, ME, Map 14, Lot 48, building vacant. (Land assessed at \$18,600 and building assessed at \$15,900. Back taxes due in the amount of \$1,082.55, plus estimated amount due for 2019).
      - Brett Aither, 25 Blackberry Lane, St. Albans, ME, Map 8, Lot 24, building vacant. (Land assessed at \$43,400 and building assessed at \$31,700. Back taxes due in the amount of \$3,761.66, plus estimated amount due for 2019).
      - Brett Aither, Blackberry Lane, St. Albans, ME, Map 8, Lot 25, land only. (Land assessed at \$16,800. Back taxes due in the amount of \$1,016.22, plus estimated amount due for 2019).
      - Brett Aither, 24 Blackberry Lane, St. Albans, ME, Map 8, Lot 35, building vacant. (Land assessed at \$13,700 and building assessed at \$4,600. Back taxes due in the amount of \$1,288.94, plus estimated amount due for 2019).
      - Manager explained each piece of property was a foreclosure in November 2018, she said neither property owner came forward to pay the taxes before foreclosure and neither has responded to mail that has since been mailed out. She reviewed the locations of the property and their conditions. *Motion by Hiram Weymouth to proceed with the tax foreclosure sale as recommended, second Todd Brown. Voted 3-0.*
  6. Committee Items.
    - Peter Denbow said he attended another ITCC Committee meeting in Hartland. The Committee plans to meet with the Hartland Board of Selectmen to see if they can nail down anything with KVCAP. They are still planning and holding different events and fundraisers to raise money for ITCC.

- Hiram Weymouth said the Hampden facility is coming on line as fast as possible and they are overall very optimistic with the facility.
  - Todd Brown said the Planning Board discussed a permit for a camp at their last meeting.
7. Staff Items.
- *No staff present.*
8. Selectmen's Items.
- *None.*
9. Town Manager's Items.
- The new 30' flag pole has arrived and waiting for installation. The plan is to have it up by Summerfest so we can do a dedication to our Veteran's.
  - Demolition of the old storage building and construction of a new storage building at the ball field began today. Adam Cole a builder in Hartland and a parent of a little league player has volunteered his time and additional manpower to build the building and the town purchased the materials. The town's insurance company had issues the last time they were on site to the condition of the old building.
  - Nelson Road culverts are complete, ditching remains; Melody Lane Road complete; Square Road one big culvert replacement left, but the water is running through so can't dam up at this time, all the rest of the culverts on Square are done; started on Ripley Road today; next will be Mountain, Pond and then Denbow. The culverts are being replaced by Snowman Construction and Ronnie Finson is working for Snowman's.
  - Certified letters went out on June 17 to the owners of the property on the Hartland Road and property on the Nokomis Road where fires have destroyed the buildings. Mathew Curtis owner of the Nokomis Road property called today and said he is having the mobile home torn down. (Todd said when he came by tonight the removal had started).
  - I spoke to both the State and MMA legal on the referendum questions the town must have to approve the sale of wine on Sunday's at our two stores. Normally the Board has the right to put referendum questions on a ballot without going through the petition process; however, in this case the local option election law overrules state law and there must be a petition for each question we are to put on the ballot. Therefore, if we move forward to correct the State's error of allowing our stores to sell wine on Sunday, the petition process must be followed. Also, if the Board wishes to put questions on the ballot to allow on-site sale and consumption of liquor, as discussed at the last meeting, there must be two more petitions. My plan is to talk to the store owners this week to see if they are willing to handle the petition process, as it would be a conflict for any of us to do so.

Town's questions:

- Sale of malt and wine for consumption off the premises on Sunday (this question is to bring Indian Lake Market and A. E. Robinson into compliance).
- Sale of liquor for consumption on the premises on days other than Sunday. (This question is for restaurants and catering businesses).
- Sale of liquor for consumption on the premises on Sundays. (This question is for restaurants and catering businesses).

For questions 2 and 3 the term "liquor" includes spirits, malt and wine, if there is a vote on these three questions then the Town will be covered for both on and off premises for Saturday and Sunday.

- First Park check received June 17 for \$8,914 which was \$285 more than 2018. The increase is due to the increased valuation of properties within First Park.
- The auction is tomorrow in Portland for the house next door. I spoke to the attorney's office on Friday. I need to appear in person with a \$5,000 cashier's check in hand, if we are the successful bidder we have sixty days to complete the payment to them, the minimum bid will not be

announced until the auction begins at 10:00 a.m., it is an open public auction, if the minimum bid requirement is not met the property will revert back to the bank.

- The replacement of the Town Clerk is coming slowly.
- Reminder the office will be closed July 4 and July 5. Notice has been on the web site since June 13, posted around town and an ad went in the Rolling Thunder.
- I sent the Fire Chief a message on Thursday and told him you would like to hear from him concerning his new business and his plans for the Deputy to replace him when he is out of town. He asked if he could be moved up higher on the agenda and I told him he could be right after our visitors speaking on Broadband. I assumed at that point he would be here tonight.

*Motion by Hiram Weymouth at 7:46 p.m. for the Board to go into executive session pursuant to 1 M.R.S.A. Section 405 (6) to discuss the position of the Fire Chief, second Todd Brown. Voted 3-0.*

- *Motion by Peter Denbow at 7:57 p.m. for the Board to return to open session, second Todd Brown. Voted 3-0.*

- *Motion by Peter Denbow for the Board to hold a Special Selectmen's Meeting on Monday, July 1, 2019 at 6:00 p.m. to meet with the Fire Chief in Executive Session, second Hiram Weymouth. Voted 3-0.*

- There were fourteen applications received for the Town Manager position, suggest you move to executive session to discuss the appointment of a new town manager and review applications.

- *Motion by Hiram Weymouth at 7:58 p.m. for the Board to go into executive session pursuant to 1 M.R.S.A. Section 405 (6) to discuss the appointment of a new town manager, second Todd Brown. Voted 3-0.*

- *Motion by Peter Denbow at 8:19 p.m. for the Board to return to open session, second Todd Brown. Voted 3-0.*

- *Motion by Peter Denbow for the Board to have an executive session at the July 1, 2019 Special Selectmen's meeting to discuss the applicants for Town Manager, second Todd Brown. Voted 3-0.*

10. Treasurer's warrants to be reviewed approved and signed for June 11 through June 24, 2019.

- *Warrants were reviewed and signed as presented.*

Meeting adjourned at 8:21 p.m.

Respectfully Submitted,

Rhonda L. Stark  
Town Manager

Minutes approved and signed at the Special Selectmen's Meeting Monday, July 1, 2019.

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