

**MINUTES
TOWN OF ST. ALBANS
REGULAR SELECTMEN'S MEETING
ASSESSOR'S MEETING
MONDAY, AUGUST 12, 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 Special Selectmen's Meeting Thursday, July 18, 2019, the Regular Selectmen's Meeting/Assessor's Meeting, Monday, July 22, 2019, the Special Selectmen's Meeting, Tuesday, July 30, 2019 and the Special Selectmen's Meeting, Wednesday, August 7, 2019.
 - *Motion by Todd Brown to approve the minutes as listed and written, second Peter Denbow. Voted 3-0.*
2. Old Business.
 - a. Review results from the Broadband survey conducted in November and December 2018.
 - Manager stated she had Emillie review the information from the surveys conducted last year and compile the results into one map for TDS and another for Spectrum. The maps will be mailed to Somerset Economic Development Corp. tomorrow.
 - b. Discussion and decision on the process for the sale of the St. Albans Consolidated School by sealed bid.
 - Manager asked the Board to review the bid specs that were put together in May for the sale of the school and asked where they would like the sale to be advertised. She said the only change that had been made since they saw them was she had added a bullet that stated the property was previously a public water supply, regulated by the State of Maine CDC Drinking Water Program. Board recommended advertising on the town's web site, in the Rolling Thunder, in the Bangor Daily News, in the Waterville Morning Sentinel and on the Maine Municipal Association's web site. *Motion by Peter Denbow to set the deadline for the return of the bid proposals for noon on Friday, August 30, 2019, second Todd Brown. Voted 3-0.*
3. New Business.
 - a. Bids to be opened and approved for the following tax acquired properties.
 - Blackberry Lane, Map 8, Lot 25. Minimum bid \$1,294.26.
 - *No bids received. Motion by Peter Denbow to relist Tax Map 8, Lot 25, second by Hiram Weymouth. Voted 3-0.*
 - 24 Blackberry Lane, Map 8, Lot 35 Minimum bid \$1,591.81.
 - One bid received from Carroll Lane in the amount of \$5,000. \$500 certified check enclosed as requested. *Motion by Hiram Weymouth to accept the bid from Carroll Lane as submitted, second Todd Brown. Voted 3-0.*
 - 25 Blackberry Lane, Map 8, Lot 24 Minimum bid \$5,004.57.
 - One bid received from C. Schmidt, Tampa, FL in the amount of \$5,899.99. \$595 certified check enclosed as requested. *Motion by Todd Brown to accept the bid from C. Schmidt as submitted, second Peter Denbow. Voted 3-0.*
 - 490 Todds Corner Road, Map 14, Lot 48 Minimum bid \$1,653.53.

- One bid received from C. Schmidt, Tampa, FL in the amount of \$1,899.99. \$195 certified check enclosed as requested. *Motion by Todd Brown to accept the bid from C. Schmidt as submitted, second Peter Denbow. Voted 3-0.*
- b. Bid proposals to be opened for the following and accepted at the Regular Selectmen's Meeting Monday, August 26, 2019:
 - Bid opening for winter sand for the 2019/20 snow plow season.
 - K & F Construction, Pittsfield, ME \$8.25 per cubic yard with trucking.
 - Snowman's Construction, St. Albans, ME \$8.45 per cubic yard delivered \$6.00 per cubic yard at pit.
 - Bid opening for fuel for the 2019/20 heating season
Four bids were received:
 - Dead River Co., Pittsfield, ME \$2.1960 #2 fuel town owned property; Daily rack + \$.35 #2 fuel town assistance; Daily rack + \$.35 town assistance kerosene.
 - A. E. Robinson Oil Co., Dover-Foxcroft, ME \$2.1090 #2 fuel town owned property; \$2.2090 #2 fuel, town assistance; \$2.4490 town assistance kerosene.
 - Fabian Oil/Snowman's Oil, St. Albans, ME \$2.099 fixed, #2 fuel town owned property; \$2.099 fixed #2 fuel town assistance; \$2.499 fixed town assistance kerosene.
 - C. N. Brown Energy, So. Paris, ME \$2.289 #2 fuel town owned property; \$2.289 #2 fuel town assistance; \$2.689 town assistance kerosene.
 - Bid opening for Lawn Care Maintenance for the 2020 mowing season. (Three year contract).
Two bids received:
 - Carl Creasy, Oakland, ME - \$13,530 each for years - 2020, 2021, 2022
 - G. A. Tasker, Palmyra, ME - \$5,475/2020; \$5,525/2021 and \$5,575/2022
 - Bid opening for Road Side Mowing for 2020. (Three year contract).
 - R & F Construction, Palmyra, ME \$4,840.50 each for years – 2020, 2021, 2022
 - Aggressive Cuts, LLC, Hermon, ME \$1,694.17 each for years – 2020, 2021, 2022
 - Goodall Landscaping, Topsham, ME \$3,711.05 each for years – 2020, 2021, 2022
- c. Request received from Kevin and Susan Bowman for a withdrawal from the Ball Field Reserve Account towards the construction of the pavilion at the ball fields on the Mason Corner Road.
 - Manager explained the Bowman's son had passed away a couple of years ago and at that time he had planned on becoming an Eagle Scout and had been planning to build a pavilion with his father at the ball field. After his death, his friends decided to fulfill his wishes. Last weekend they built a pavilion between the two ball fields on the Mason Corner Road and put in two picnic tables. Kevin asked if the town would donate between \$1,000 and \$2,000 towards the project with funds to come from the Ball Field Reserve Account. Manager said she would have to request the withdrawal from the Board as it was not a town project. Peter Denbow asked how much the materials cost, Manager apologized for not having the information. She said the materials for the storage shed that was built this summer were just over \$2,400. *Motion by Peter Denbow to table any action until the next meeting to find out the cost of the pavilion, second Hiram Weymouth. Voted 3-0.*
- d. Municipal Valuation Return to be approved and signed for the 2019 valuation by the Board in their capacities as Assessors.
 - Manager stated this is the document the Assessor's Agent puts together each year after commitment. *Motion by Todd Brown to accept and sign the Municipal Valuation Return as written, second Hiram Weymouth. Voted 3-0.*

- e. Discussion and decision to abate the following tax properties, in the Board's capacity as Assessor's. Value of abatements \$3,000 and dollar amount to be abated \$50.25.

<u>Name</u>	<u>Value abated</u>	<u>Map/Lot</u>	<u>Amount of abatement</u>
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- Brock Leavitt & Abby Hill \$1,400 11/28 \$23.45
 - Manager stated this abatement request was due to a reduction in the amount of acreage. *Motion by Peter Denbow to approve the abatement request in the amount of \$23.45, second Todd Brown. Voted 3-0.*
- Patricia Murphy \$1,600 10/40 \$26.80
 - Manager stated this abatement request is because the house was listed as having 1 ½ bathrooms and it has just one. *Motion by Peter Denbow to approve the abatement request in the amount of \$26.80, second Hiram Weymouth. Voted 3-0.*

- f. Discussion and decision to assess the following supplemental tax bills for non-refile of required tree growth applications.

- Richard & David German 18/24 \$500.00
- Evan Russell 17/19/20 \$500.00
- Manager explained that each of them had not submitted their updated tree growth plans as required by law. They both received letters from the Assessor's Agent with deadlines they did not meet. Now the fee becomes part of their tax assessment and if they come to pay the \$500 penalty and they owe taxes prior to 2019, those must be paid before the supplemental taxes can be paid. *Motion by Todd Brown to assess the supplemental tax bills as requested, second Hiram Weymouth. Voted 3-0.*

4. Committee Reports.

- Cemetery Committee met Friday, August 2.
- MMSW meeting tomorrow night.

5. Staff Items.

- Robert Worster, Asst. Fire Chief was present and said it has been very quiet.

6. Selectmen's Items.

- *None*

7. Town Manager's Items.

- a. We received several complaints concerning the blasting on the Webb Ridge Road at Snowman's pit. I told them it is beyond our control that the pit owner must follow a procedure for state permits and nothing comes to the town. I told them I would however bring their concerns to you, but there is not really anything that can be done if the owner is following proper procedure. The complainants said they had asked for reports from the blasting company, but were refused. I looked on line and found the Town of Kennebunk has a permit application process for blasting, but not sure this is anything St Albans wants to get into.
 - *Seth Snowman was present and said he has talked to the homeowners several times.*
 - *Hiram stated he would not be interested in having a permit process for the town, since it is regulated through the State.*
- b. Paving is scheduled to start Wednesday and SW Cole is on board to assist. Both Ronnie Finson and I have spoken to them as to what we are looking for in their inspections.
- c. Matt Curtis has hired Steve McLeod to remove the burned mobile home on the Nokomis Road and it will be cleaned up by this winter.
- d. Town hall floors were cleaned and buffed August 2.
- e. Highway garage furnace installation began today.
- f. Roadside mowing was completed last Friday.
- g. Repairs were made to the doors at the sand salt shed last week.

- h. Information is in your packet on past fund balance amounts, mil rates and a copy of the Fund Balance Policy. When I started work for the town we had a poor cash flow. We now have created a good cash flow and healthy fund balance, please be careful.
 - i. Taxes have been coming in at a good pace since the bills were mailed.
8. Executive session pursuant to 1 M.R.S.A. Sec. 405 (6) to discuss the position of Road Commissioner.
- *Motion by Hiram Weymouth to enter executive session at 7:08 p.m. pursuant to 1 M.R.S.A. Sec. 405 (6) to discuss the position of Road Commissioner, second Todd Brown. Voted 3-0.*
 - *Motion by Todd Brown at 7:20 p.m. to re-enter the public portion of the meeting, second Peter Denbow. Voted 3-0.*
 - The Board stated they will request candidate interviews for Monday, August 19, 2019.
9. Executive session pursuant to 1 M.R.S.A. Sec. 405 (6) to discuss the appointment of a new Town Manager.
- *Motion by Peter Denbow to enter executive session at 7:21 p.m. pursuant to 1 M.R.S.A. Sec. 405 (6) to discuss the appointment of a new Town Manager, second Hiram Weymouth. Voted 3-0.*
 - *Motion by Peter Denbow to return to the open portion of the meeting at 7:48 p.m., second Todd Brown. Voted 3-0.*
 - *Motion by Peter Denbow to redraft the job contract and extend the offer of employment as discussed, second Todd Brown. Voted 3-0.*
10. Treasurer's Warrants to be reviewed approved and signed for July 31 through August 12, 2019.
- Warrants were reviewed and signed as presented.

Meeting adjourned at 7:51 p.m.

Respectfully Submitted,

Rhonda L. Stark
Town Manager

Minutes approved and signed at the Regular Selectmen's Meeting Monday, August 26, 2019.
