

**MEETING MINUTES  
TOWN OF ST. ALBANS  
SELECTMEN'S MEETING  
Tuesday, October 13, 2020 6:00 p.m.**

Roster: Todd Brown, Vice Chairman  
Peter Denbow, Selectman  
Hiram Weymouth, Chairman  
Richard Fisher, Town Manager  
Brady Snowman, Road Commissioner

Call to Order – Flag Salute

Selectmen Business

1. Review and Approve Minutes from: September 28, 2020 - tabled.
2. 2020 Abatements & Supplemental Taxes  
Bowman Constructors- Abatement Request #20-08– Map 21, Lot 42A, Acc # 1936  
Peter asked to confirm square footage and rating. Manager Fisher confirmed the square footage of the building and the rating. There was a period of quiet deliberation. A short discussion followed. Mr. Dennis Smith asked what was being considered. Selectman Denbow explained that the former school and land was assessed at \$2,082,000 but now that it is not a school, the assessment has been proposed at \$353,100 pending Board approval. Mr. Dennis Smith expressed his concern that the number appears too low. The discussion centered upon the Assessor's similar use of warehouse, the fact that it sits vacant and no longer is a school. Selectman Brown expressed his disappointment that he had asked specifically for comps and didn't received them. He pointed out buildings in Dexter that could be used to compare values. The discussion then centered on the computer error made that allowed the two million dollar assessment to be applied on the commitment and the impact on overlay as well as previous discussions on using a graduated assessment as the use changes. *Selectmen Denbow made a motion to table for two weeks and request the Assessor provide additional information on how he determined the current assessment. Selectman Brown Seconded the motion. All in favor.*

Amanda Maddocks – # 20-10 This account was created to resolve the issues with the mobile home on her father's property. This account is no longer needed and the balance that was placed there was paid on the original account. *Motion by Peter Denbow to abate the tax in the amount of \$16.75. Seconded by Todd Brown All in Favor*

Knight, Larry #20-09 Manager Fisher explains that there are no permanent structures on the property. *Peter Denbow made a motion to grant her abatement of \$167.60. Seconded by Todd Brown. All in Favor*

Gifford, Tori - Request to Consider Correcting an Error Acc# 1897

Manager Fisher explained that the Assessor or the TRIO program Assessed and taxed and for a trailer on the property in 2018, but did not assess for the trailer in 2019 but added it back in 2020. The trailer was confirmed to be on the property in 2019. Manager Fisher wanted to know if the Board wanted us to move forward with a supplemental tax for 2019. She also hasn't paid her taxes in 2018, was not taxed in 2019, and has yet to pay 2020. *Todd Brown motioned to prepare a supplemental tax for 2019. Seconded by Peter Denbow. All in Favor.*

3. Perpetual Care Payments

Manager provided a spreadsheet of the payments and the amounts owed. Manager Fisher named the names at the bottom of the page are delinquencies that date back to 2005. He also checked with MMA and we can only go to Small Claims Court to enforce the ordinance. There are 28 people who pay on time of 32 total who pay \$9.50 per year . Then there are the gross delinquencies. Mr. Dennis Smith suggested that one person on the list (from Arizona) has a brother who lives on Town Landing. Manager Fisher will bring more information. Peter Denbow asked if we have a record of who paid in full. Manager Fisher answered yes and Peter asked for that to be produced for the Selectmen.

Manager Fisher explained that to cease to provide perpetual care to individual plots or to grouped plots would create an unsightly condition for the entire cemetery which may not be appreciated by families who visit their loved ones there. We cannot leave plots overgrown. The second issue Manager Fisher raised is that it appears the plot owners are charged the same amount whether they have one plot or six plots. There does not appear to be a distinction. He would appreciate that these yearly payments be offered an alternative buy-out or lose their care. There was a spirited discussion on the matter of perpetual care. Manager Fisher agreed to bring more information to a future meeting.

4. Treasurer Report

The Treasurer Report is attached. Manager Fisher detailed changes he is making to better account for expenses and revenues. Manager Fisher retained Vernice Boyce, an municipal accountant and current Financial Director for the Town of Winthrop to evaluate and assist him with the TRIO financial software. One of the first discoveries was the rolling of expenses for lien costs into the revenues through the General Ledger. Upon closer inspection they determined that the costs were not being expensed within the budget, and those costs become hidden expenses and do not fall under the purview of the Selectmen and Budget Committee. The other issue is using the General Fund as a repository for Capital Reserve accounts, then the monies must be transferred through to the Capital Reserve accounts. This creates a journaling nightmare. Capital Reserves will be changed for next year so that funds received will be deposited directly into the Capital Reserve accounts. Manager Fisher expects to have more changes to meet the auditor's recommendations- including using TRIO for the tracking of revenues and eliminating excel spreadsheets outside the TRIO software.

5. Fire Dept Billing – Neighboring Communities

Chairman Weymouth explained his conversation with a Selectman in Ripley. They received a bill and were surprised, having not seen one in several years. It was agreed to set up a meeting with Palmyra who are objecting to paying a recent invoice we sent to them. After writing a letter and including the agreement, Chairman Weymouth stated that Ripley appears satisfied and we will research the history of our relationship with Palmyra and review that before we meet.

6. Public Works – Truck Replacement Road Report

Road Commissioner Snowman provided information on plows, no matter which plow the Board chooses, we may not have a plow truck until March or April, no matter which company we choose. He recommended that they avoid Viking, The HP-Fairfield quote gave him everything he asked for, Viking came up short on the specifications.

The one-ton was also discussed. The question was asked about the total costs of the single axel truck. Brady responded the truck costs \$108,000 and the wing and plow are \$46,000 for a total \$154,000. (The Public Works Equipment Reserve has a balance of \$81,354 with an additional \$65,000 to be transferred into the account per approved Town Warrant for a total of \$146, 354.

Peter Denbow asked about the spreader, was it OK? Commissioner Snowman said we have a spreader, but we could use a replacement. Peter Denbow asked if it was in the bid, and Commissioner Snowman said yes, Viking has the spreader included in the bid but it was more important to him to have a new truck in the yard. He suggested they consider waiting to the next meeting to decide.

Commissioner Snowman was asked about the one-ton truck and he explained how it broke down again and had to be rolled back to town. Then they replaced the pump, then spent half a day getting the truck to start and finally the truck is running again. But he wanted to point out the truck let them down again. He provided some quotes to the Board. Chairman Weymouth asked if these were for next year. Commissioner Snowman would rather do it now or later. Chairman Weymouth stated a Town meeting would be required and questioned if there are any reserves left. Peter Denbow asked how much do they need it in the winter? Commissioner Snowman stated that he can't really say it's a necessity to replace it in the winter. Todd Brown stated there isn't that much money to make this purchase. The consensus was to repair the truck and try to get 4 months more out of it.

There are roads to be graded, but Commissioner Snowman is still waiting for the engine repairs to be completed.

## 7. Fire Department Report

Dennis Smith reported two calls and also wires down in the wind. Dennis Smith stated that he ran into someone who had a friend who gets grants and that person spoke with the Fire Chief about available grants. The engine electrical work is done and didn't cost as much but the ladder brackets were damaged and had to be replaced and are special order.

## 8. Selectmen Report

Chairman Weymouth provided an update on the dump. The MMSWA met with a representative of MRC – their hauler is charging extra for one dump due to the poor conditions flattening his tires and wants more money for the second dump because it is further away. MRC haven't helped with the cost overruns that we are experiencing with the hauler.

The good news is there are currently 3 qualified companies ready to take over the operation at Hampden and they have done their due diligence, and they are working towards getting Court approval to begin operating again by January 2020. There must be some credence to their words since they do need to make good on their commitment. Delays cost them their permit approval until they were near bankrupt, doomed by the time they could get fully operational.

Even when they come online, it will take a few months to get fully operational at Hampden. Their goal now is to get up and running as soon as possible. That's all I have from today's meeting.

## 9. Manager's Report

Manager Fisher is working on getting the flashing light working again. He received a call about Taylors spreading in the field near the lake, where they promised, not to but they did it anyway right before the heavy rains.

The Treasurer Warrants were signed.

*Motion by Peter Denbow to Adjourn. Seconded by Todd Brown, All in favor.*

Respectfully Submitted,

Richard Fisher  
Manager

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Date

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Hiram Weymouth, Chair

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Todd Brown, Vice-Chair

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Peter Denbow, Selectman