

Select Board Meeting Minutes

Town of St. Albans, 7 Water St., Maine 04971

Monday, April 25, 2022

6:00 P.M.

Present: Todd Brown, Chairman

Hiram Weymouth, selectman- absent

Tammy Crocker, Vice Chair

Richard Fisher, Manager

Jeff Aubin, Road Commissioner

Jamie Crocker, Fire Chief

Todd Brown called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was recited.

**Public Comment**

**Minutes**

Motion by Todd Brown to approve the minutes for April 11, 2022, seconded by Tammy Crocker. Vote 2-0, All in Favor.

**New Business** - None

**Old Business**

*Butler Tax Acquired Properties*

Manager Fisher explained that a member of the Paul Butler family had dropped off a copy of his Last Will and Testament, which was not recorded and it has been three years with no probate. Paul’s daughter was claiming that the tax sale should be postponed. The will which does not assign her as an heir, only certifies that she is a third alternate executor charged with liquefying the estate. She did not pay the taxes. No other family member has paid the taxes owed on either property.

Manager Fisher contacted our attorney who asked us specific questions on the timeline, deadlines, and notifications which we complied with- his legal opinion is that we have no liability.

A member of the audience spoke up without identifying himself and stated the he wanted to pay the taxes and have the property deeded to him as he was a friend of the family. Chairman Brown explained the process the Select Board follows for tax acquired properties and that the end result is usually auction by written, sealed bids. The gentleman thanked the town for the information and then he and his associate left the meeting.

*Pond Road Easement*

Manager Fisher provided an update on our Attorney’s review of the Pond Road easement. To sum up, the citizens voted for us to accept the easement from the property owners. The easement allows us access to Pond Road. Any improvement costs needed for Pond Rd will require the approval of the citizens. Minimal maintenance is all we are legally permitted to do under the law. The major road work and storm water work that is needed for Pond Road can only be completed if we own the road (deeded to the town) and the road is added to our Road plan for all roads.

*Dixie Road Update*

There was a short discussion on the abandonment. Manager Fisher agreed to call Emilie Lemire for clarification on a few items before he sends out the letter to adjoining properties.

*Webb Ridge Road Bridge Project*

Manager Fisher has one estimate for engineering from Eric Calderwood and the estimate is reasonable. He pointed out to the Board that our policy for obtaining three estimates exempts engineering from that requirement and that he is comfortable with Eric’s estimate. The Board requested Manager Fisher obtain three (3) estimates. Manager Fisher stated that the rough estimate for the removal and replacement of the bridge is between 1 million and 1.2 million. Our final estimated costs will be between $ 175,000 and $250,000.

*MRC Proposed Purchase of Hampden Facility*

Manager Fisher updated the Board on the latest from the MRC on their proposed purchase of the Hampden plant and the meeting that they scheduled for April 27th. Deputy Fire Chief Jamie Cooper asked about the history of the project. There was a general discussion in which the following points were highlighted:

1. If MRC cannot find a buyer they will option to buy the plant for 1 million dollars and borrow 19 million dollars based on the good faith and credit of the communities involved.
2. St. Albans would be responsible for $350,000 of their debt based upon tonnage.
3. MMSWA is exploring other options for disposal.
4. The MRC survey completed by the Manager on behalf of the Board was that the Town is not interested in financing the purchase.

Todd Brown tabled the discussion pending Hiram’s return and attendance at the next meeting.

**Fire Department Report**

Deputy Chief Jamie Cooper reported the following:

 12 calls, 1 structure fire, engine 1 is going in for repairs, and Reliance to do pump testing. Radio repeater is done, training center is all cleaned out, and the telephone poles there will be built into ladder towers after they determine the costs. The department found enough equipment to do the pump testing next year themselves. There was a discussion on mileage.

**Public Works**

Commissioner Jeff Aubin reported that more grading on roads was completed, still working on roads, planning on picking up the GMC truck which had the lights re-wired, the CASE 580 sending unit stopped working and the backhoe had to be towed back. There may be issues with replacement parts not readily available

**Selectmen's Items**

none

**Planning Board**

Chairman Brown stated that there were two projects before the Board this month. One project was approved and the second project was denied and that owner, Helen Snowman, intends to appeal.

Manager Fisher replied that Ms. Snowman’s attorney had already contacted the town requesting information.

**Manager's Report/Committee Reports**

 Manager Fisher discussed the ARPA grant and broadband.

**Adjournment**

At 7:40 p.m. Todd Brown motioned to adjourn the meeting. Seconded by Tammy Crocker. All in Favor.

 Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Richard Fisher

Town Manager

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Todd Brown, Chair Tammy Crocker, Vice Chairperson

Date Approved: