

**MINUTES**  
**MEETING OF THE RICHMOND BOARD OF SELECTBOARD**  
**TOWN OFFICE CONFERENCE ROOM**  
**6:00P.M. SELECTMEN MEETING MONDAY, DECEMBER 22, 2014**

**1.0 CALL TO ORDER**

Selectmen present: David Thompson, Clarence Cummins, Peter Warner and Rose Beckwith. Gary Poulin was absent.

Others present: Town Manager, Janet Smith; Executive Assistant, Laurisa Loon, Ryan Shea and Scott Clark of Wells Fargo.

**2.0 PLEDGE OF ALLEGIANCE**

**3.0 REQUEST TO APPROVE BOARD OF SELECTMEN MINUTES OF DECEMBER 10, 2014**

Selectman Thompson made a motion to approve the minutes, Selectman Beckwith seconded, Selectman Cummins called for discussion in reference to 6.1 REAP Policy, the following verbiage was corrected: Selectman Thompson asked if there was a ~~balance of \$20,000~~ an adequate amount in the REAP account. Additionally Selectman Cummins would like to add the following statement to the paragraph: It was pointed out that actually the warrant article in question states that general assistance reimbursement funds from the State cannot be rolled over. The article makes no mention of rolling over town general assistance funds. Selectman Warner would like to clarify the wording under 9.3. Replace the word ~~scaffing~~ blade to scarifying blade. There being no further discussion motion passed to approve the minutes as amended (4-0).

**4.0 APPOINTMENTS, RESIGNATIONS, PROCLAMATIONS, RESOLUTIONS**

**4.1 Kate Schleh: resignation as Secretary from the RYRA Board.**

The Town Manager stated she has spoken with Ryan Shea and the board plans on advertising the position.

Selectman Thompson made a motion to accept the resignation with regret, Selectman Cummins seconded, motion passed (4-0).

**5.0 PUBLIC HEARINGS, PRESENTATION**

**5.1 Richmond Trust Portfolio Presentation-Consideration of changes**

Scott Clark of Wells Fargo was present to discuss the Town's trust portfolio. Most municipalities are scaling back being less aggressive. This year the Town had 11.62% return this year. The trust is 20% bond and 80% stock or equity which is on the aggressive side. You usually see more of an even split. Scott Clark suggests moving to more of a balance approach. A 1 year return will be softer than what you currently have but you would be

taking on less of a risk. Approximately an 8.4% less of a return but reduces the risk by 40%. This does not come with an FDIC insurance clause. The change would reflect 55% stocks versus 40% bonds; stocks have been more in favor. Selectman Warner asked does it rebalance if we choose a ratio. Scott Clark replied we generally choose a quarterly option which is most common. Rebalancing helps a portfolio we do encourage it no later than a year. Selectman Warner asked if there are fees. Scott Clark replied they come in at 1 which is the industry average; the program contains mutual funds that have an expense ratio. The Town Manager is concerned that the current situation is a risk. Prior to 2009 the trust took a hit. Selectman Thompson remembers the amount being higher prior to 2007. Scott Clark replied that monies were disbursed through other trusts and consistent withdrawals were made. Selectman Thompson stated that the trust checks are based on interest the principals are protected. The Town Manager added that we keep track of what is principal and what is interest, we have a spreadsheet that says what the original amount of the trust was and if it's an account that we can spend the principal or interest only. Selectman Thompson added that this is a less risky move but would in fact guarantee us a gain depending on withdrawals. Scott Clark replied that it will guarantee larger dividends and less risk.

Selectman Thompson made a motion to go with the multi strategic balance income plan, Selectman Beckwith seconded, discussion; Selectman Warner would like to look at balancing quarterly, Scott Clark replied that is the default in the system, Selectman Thompson asked for a report on a quarterly basis, Scott Clark replied yes, motion passed (4-0).

Selectman Warner would like to add to future agendas an agenda item for the Board of Trustees.

## **6.0 ADMINISTRATIVE ITEMS-UNFINISHED BUSINESS**

## **7.0 ADMINISTRATIVE ITEMS-NEW BUSINESS**

### **7.1 Waiver of Foreclosure-Blue Bird Investments, LLC**

The Town Manager stated that the 2012 tax liens are ready to foreclose we would like the board to approve the waiver on the Hathorn building. The lien still stays it just means the town does not take possession of the building. We are reviewing tax liens prior to foreclosure just to make sure there are no environmental issues, if it changed hands. Selectman Cummins asked could we possibly never foreclose. The Town Manager replied, yes. Selectman Warner asked after a period of time if we had to. The Town Manager replied this year it's the 2012 taxes. 2013 will come up the following year you only deal with one year at a time. There is no period of time we have to foreclose. They did get the Brownfield Assessment, if the town owned the property that would not be able to be done. It's allowing us to work with the property owner and accept different grants to make it marketable without the town investing any funds. Next year we maybe in a different position and we may want to let it go through. Selectman Warner asked if we can foreclose in six months. The Town Manager replied not without civil court action.

Selectman Cummins asked if we don't foreclose and he owns the building and the building deteriorates we have the option to go to court. The Town Manager replied yes.

Selectman Cummins made a motion waive the automatic foreclosure, Selectman Thompson seconded, motion passed (4-0).

## **8.0 ASSESSOR ITEMS- BUSINESS**

## **9.0 MISCELLANEOUS BUSINESS-ORAL & WRITTEN COMMUNICATIONS**

### **9.1 Public**

Ryan Shea proposed constructing an ice skating rink on Lane Field approximately 48 x 64. They can get most of the materials and labor donated at a max cost of \$700. Selectman Cummins asked what would be there source of water. Ryan Shea replied the Fire Department. Selectman Cummins asked about draining in the summer. Ryan Shea replied that it would drain into the ground. The Town Manager asked if the frame can be reused. Ryan Shea replied yes if it's stored properly. The Town Manager stated we could put this on the agenda for the 7<sup>th</sup> of January with a location and plan, we will contact risk management to see if there is additional cost to the town. Ryan Shea asked if the town would be willing to foot \$250 for the project. The Town Manager replied what account. Selectman Warner asked if there is any money in the TIF.

### **9.2 Town Manager**

The Town Manager presented the priority List on the dirt roads in town. The Knickerbocker Road has had two rollovers; we receive a lot of complaints on the Weeks Road and Pitts Center Road and a portion of Lincoln Street being the widest and longest. Any project over \$100,000 would have to be engineered. Spruce Street is getting more use due to the food bank. Selectman Thompson suggested that we consider paving the lot. Is there an estimate for any gravel base with it? The Town Manager replied we are working on getting those numbers the base is already fine, if the town went for a bond it would not be for this budget process. Selectman Cummins asked if we would deal with it in increments. The Town Manager replied \$300,000 over ten years. We are in the process of getting road management software we have a lot of paved roads with no maintenance, we need to be looking at the ones that need an overlay. The Town Manager stated that we paid off the refinancing outstanding debt in October. Next year a \$300,000 debt will be paid off from the year 2010 which will free up \$64,000. Selectman Warner asked what is the total of the payments we are retiring. The Town Manager stated that for this year \$265,000 and next year \$64,000. Selectman Warner added that rather than taking out a loan, we will have \$265,000. Selectman Thompson would like to get feedback from our bus drivers on the roads in town they may prioritize them differently than we do. Selectman Warner asked if we could get the number of houses, and school bus route on the spreadsheet.

The Manager stated that the New Mills Dam was in the KJ with the repairs that are needed. I have a meeting Monday the 29<sup>th</sup> with Bill Brooks, in regards to funding. The committee is going to need to reinstate the budget. We were looking at \$5,110 per year. In the past it's been \$3,650 for 10 years which ended in 2010. The annual contribution used to be \$10,000. In 2013 the fund was at \$93,840, we were obligated to pay \$65,000 leaving a \$24,000 balance. If the three towns don't pay to have it fixed, then we could lose Pleasant Pond. Which means property values would plummet. This would impact all tax payers.

The Town received the Certificate of Recognition: Silver Distinction for having someone named for the Spirit of America Award.

A Reminder the town office will be closing at noon on Wednesday. Everyone will be using their own time.

The First aid kit was ordered and received and placed at the holding area. Allan Moeller is looking into purchasing a propane heater.

### **9.3 Selectmen**

Selectman Thompson stated that he spoke with Victoria about getting feedback from Northeast Ambulance. She was going to reach out with an email; they are looking at a couple places in town.

Selectman Beckwith stated that the Board of Supervisors for the Merrymeeting Trail has a draft completed. There will be a meeting again in January.

Selectman Warner stated that the Comprehensive Planning committee put together a draft of the transportation section. It's starting to come together.

## **10.0 WARRANT**

### **10.1 Request for action regarding all disbursement warrants**

Selectman Cummins made a motion to sign the warrant, Selectman Thompson seconded, motion passed (4-0).

## **11.0 EXECUTIVE SESSION 1 M.R.S.A 405 (6)(F)-Confidential Records**

Selectman Thompson made a motion to move into Executive Session at 7:34p.m., Selectman Cummins seconded, motion passed (4-0).

The Board moved out of executive session at 7:54 p.m., by Selectman Cummins, seconded by Selectmen Thompson, motion passed (4-0).

The Executive Session pursuant to 1 M.R.S. A. 405 (6) (F) – Confidential Records POV2014-12-07 was tabled to January 7, 2015.

A motion was made by Selectman Warner to adjourn at 7:55 p.m., seconded by Selectman Cummins, voted unanimously.

## **12.0 ADJOURNMENT**

Meeting adjourned at 7:55 p.m.