

**MINUTES**  
**MEETING OF THE RICHMOND BOARD OF SELECTBOARD**  
**TOWN OFFICE CONFERENCE ROOM**  
**5:00p.m.-SELECTMEN MEETING WEDNESDAY, APRIL 2, 2014**

**1.0 CALL TO ORDER**

Selectmen Present: Clarence Cummins, Rose Beckwith, Peter Warner, Tracy Tuttle and Gary Poulin.  
Others: Paul Adams, Jeff Severance, O'Neil Laplante, Matt Roberge, Bill Matthews. Town Manager, Marian Anderson and Executive Assistant, Laurisa Loon.

**2.0 PLEDGE OF ALLEGIANCE**

**3.0 REQUEST TO APPROVE BOARD OF SELECTMEN MINUTES OF MARCH 19, 2014**

Selectman Beckwith made a motion to approve the minutes as amended to include her statement under 7.3 "since these board positions are so hard to fill why are we making it so difficult," Selectman Warner seconded, motioned passed (4-0-1). Selectman Tuttle was absent on March 19, 2014.

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

**5.0 PUBLIC HEARINGS, PRESENTATION**

**6.0 ADMINISTRATIVE ITEMS-UNFINISHED BUSINESS**

**6.1 Isaac F. Umberhine Library –Update**

6.1.1 Updated budget figures.

Selectman Poulin stated that the circulation desk is still a work in progress.

Selectman Tuttle asked if the plumbing payment has been deducted. The Town Manager responded, yes. The Code Enforcement Officer finished the final inspection.

Selectman Warner asked if the balance shown includes bills not paid yet but due to be paid.

Selectman Warner also added when you go in the side door of the library the area above the suspended ceiling had typar with no vapor barrier between the ceiling and the insulation. The Code Enforcement Officer will check and talk with Bruce, the contractor.

**6.2 Reconciliations and Review Policy Update**

The Town Manager stated that the recommended changes were made. Selectman Warner asked if we are using a single bank now. The Manager stated that we are in progress of going with just one bank, there will still be two accounts. Selectman Cummins asked if we get interest on both accounts. The Town Manager responded yes.

Selectman Warner made a motion to accept the policy as written, Selectman Beckwith seconded, motion passed (4-1). Selectman Tuttle abstained from the vote.

### **6.3 Hathorn Building-follow up from public discussion on 3/19/14.**

The Town Manager stated that she contacted the Redevelopment Response Team through the Department of Economic and Community Development. We are in the process of getting together and meeting with them to see what resources and ideas they have or recommendations for the town on the Hathorn Building. We have recently spoken with the realtor and there is a party that has expressed some interest.

Selectman Cummins asked if the previous possible buyer looked into this. The Town Manager replied that she was not a party to those conversations, those were private between the realtor. Selectman Beckwith asked if this response team goes in and runs scared then what' the next step. The Manager stated that she would bring it back to the board for direction. Selectman Warner asked if we have we been in touch with the current owner. The Town Manager replied not at this point.

### **6.4 Fire Department Update**

Fire Chief Matt Roberge stated that he is been trying to figure out what is wrong with the forestry truck. Jeff Severance works at MaComber Service and looked at the vehicle for us. Jeff Severance stated that it has a broken piston, it's in great shape for an old truck, he would need to take it apart and look for cylinder damage, it could cost up to \$5,000 to rebuild the motor, and he feels the truck is worth putting the money into it.

Selectman Warner asked if Jeff pulled it apart. Jeff Severance replied no, we used a scope. It's a typical international.

Selectman Warner asked for a solid figure. Jeff Severance replied its hard until you take it apart, the worse you are looking at is \$5,000.

Matt Roberge added if we had to spend that much we would be looking at using the reserve account.

Selectman Tuttle stated that the positive thought is even if it was \$5,000 we wouldn't have to look for another forestry truck.

## 7.0 ADMINISTRATIVE ITEMS-NEW BUSINESS

### 7.1 Land Use Ordinance proposed amendments and Warrant Article request.-James Valley

James Valley stated the board has been working on the mobile home portion of ordinance. Currently the ordinance only allows trailers that are 15 years or newer. This is too stringent. The ordinance will change to allow 1979 or newer but the trailer must be up to code. The planning board held a public hearing, no one showed up. The Selectboard can let it go to open format at town meeting or if you want secret ballot the Selectboard would need to hold a public hearing.

The Town Manager stated that our ordinance didn't comply with State law. We found out we couldn't tell people "no" when applying to move a trailer into town.

The Town Manager would not recommend secret ballot. Selectman Cummins asked if we would hand out a copy of the ordinance changes out at town meeting. The Manager responded yes we would.

Selectman Tuttle made a motion to put the ordinance change on the warrant as a public warrant article vote, Selectman Poulin seconded, motion passed (5-0).

### 7.2 June 10, 2014 RSU #2 Referendum

Selectman action requested to sign the public hearing notice and referendum. For the issuance of bonds for minor capital purposes by RSU #2.

Bill Matthews's representative of the RSU #2 board presented the board with the possible Capital Bond Projects.

**Hall-Dale:** MS/HS-Building Automation Upgrade and Expansion, MS/HS-Door replacement, HS-Boiler Replacement-Gas Condensing Boiler, ES-Burner Conversions for gas, MS-Replace Roof #2 with fully adhered membrane, MS-Replace Roof #6 with fully adhered membrane.

**Richmond:** MB-Door replacement, MS/HS-Boiler Replacement-Gas Condensing Boilers.

**Monmouth:** MA-Boiler Replacement, MA-Automation upgrade, MA-Replace Roof #2 with full adhered membrane, MA-Replace Roof #7 with fully adhered membrane, MA-Replace Roof 4A with fully adhered membrane.

**Central Office:** 2 Natural gas rooftop heating and ventilation units, Asbestos removal-floor tile, tank room and boiler room. Roof replacements (all 33 years old), Renovations and upgrades (walls, ceilings, lighting, security and fire systems, power and phone), Paving.

**Dresden:** Carpet replacement, plumbing fixture upgrades and door replacement.

The FY 2014 State Subsidy = \$10,638,862

The FY 2015 State Subsidy = \$10,610,583

A loss in subsidy = -\$28,279

To qualify for state subsidy, each community must meet the DOE's Foundation Allocation amount as calculated by EPS (2 years of each town's valuations + other variables):

	FY15 (8.07 mills) compared to FY 14 (7.86 mills)	
Richmond =	\$2,151,058	\$2,064,036
Dresden =	\$1,804,262	\$1,159,350
Farmingdale =	\$1,537,738	\$1,496,151
Hallowell =	\$1,916,221	\$1,864,392
Monmouth=	\$3,151,738	\$3,092,124
	\$9,938,205	\$9,676,053

RSU #2 bond \$1,520,480:

This bond project is to support capital improvements that are necessary yet will save the RSU budget considerable expenses in the near future. Nearly all projects are focused on energy savings and avoided costs. This 15 year bond will cost the RSU approximately \$160,000 a year. However, after this initial year, savings from oil consumption and oil boiler repairs should pay for a majority if not all of the bond payment.

Selectman Warner asked what was the process in deciding to convert the boilers. Bill responded that Director Gordon Murray toured several schools and looked at their boilers and the funding and solicited bids and had two responses. Selectman Warner stated that a residential conversion costs around \$10,000. The Town Manager added that we are not sure that the gas opportunity is going to be provided in Richmond. Selectman Cummins asked if we do not get natural gas would we use propane in Richmond.

The Manager added that they may have changed direction but we were told Richmond did not have the density for natural gas.

Selectman Tuttle asked if we rent from the State. Bill replied they are going to give us the deed to that property for \$1.00. Selectman Tuttle stated that she is surprised there wasn't more discussion or anything brought to the towns. I had asked Virgil to come to the towns when he knew what it would cost to repair the building. Selectman Warner added that we had asked him if there were other properties they were considering. Bill replied there is nothing cheaper than this. Selectman Tuttle asked if these decisions can be made without bringing it to the towns to decide. Bill replied that it's between the RSU #2 and the State.

Selectman Tuttle responded so those decisions are made by the school board members and the State. Selectman Cummins added that on June 10 we are voting on the bond issue and the budget. The town could approve the budget and disapprove the bond issue. If the bond issue is disapproved what would happen. Bill replied that he don't know what would happen.

Selectman Warner added that he don't believe you can have a condensing boiler with that much temperature variation. I don't believe we have 180 degrees of water going into the baseboard.

The Town Manager asked if the RSU has the authority to purchase property without bringing it to the towns. Bill replied that the State may have initiated the purchase because they no longer want the property. It's by far the less expensive option. The school board voted to accept the deal. The Town Manager stated that she is concerned about the process and information, not that it wasn't a good thing to do but that the town was not part of the process to make the decision. Selectman Tuttle stated that we had brought that concern to Virgil and asked to be part of the process. The towns are being brought into a lot and we are not necessarily given options, now it's bought and we have no say. Selectman Cummins added that there needs to be clarification, if at some point they need another property and want to buy it, we would like to know if we have a say and if not, why not. The Town Manager added that she is sure it was a great idea, but did they explore other properties in other communities. Bill replied that it is centrally located between all the schools in the RSU.

The Town Manager added that moving forward with the business items we need a motion and a vote on the referendum.

Selectman Tuttle would like to suggest we table it until we have heard from Virgil. Selectman Tuttle made a motion to table signing the RSU #2 referendum paper work until we have a brief conversation with Virgil to answer our questions, Selectman Warner seconded, motion passed (5-0).

## **8.0 ASSESSOR ITEMS- BUSINESS**

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

### **9.1 Public**

O'Neil Laplante asked if at some point and time the Selectboard decided not to go forward with this bond issue, would it be on the ballot. The Town Manager responded that she assumes all the towns have to sign.

O'Neil Laplante stated that the Budget Committee is finalizing the budget, they are reviewing administrative, police and fire. The Chairman will contact the Town Manager to go over the recommendations, we will give reasons why changes were made. The Town Manager asked if there is a meeting this coming Monday. O'Neil Laplante responded, yes.

Selectman Tuttle stated that the budget process this year has worked well and feels the board benefited from attending meetings together.

## **9.2 Town Manager**

The Town Manager stated she has the proposal from The Bank of Maine on interest rates. We will scan and email the proposal to the board.

## **9.3 Selectmen**

Selectman Tuttle asked when we have another scheduled date for a budget meeting. The board decided they would like to meet Tuesday April 8<sup>th</sup> at 3:30p.m.

Selectman Tuttle asked if Victoria has the answers to the cost of the proposed street lights. The Town Manager replied I do not believe they have the answers yet but they are working on them.

Selectman Tuttle stated the places where the Utilities District are running their water lines are where the roads are not holding to a standard, is there a standard when doing utility work? The Town Manager responded there is a standard and we need to look into that. The Town Manager stated she would speak with Allan Moeller and invite the trustees to a Selectboard meeting.

## **9.4 Public**

Paul Adams stated that we stated the street lights from the Alexander Reed Road to Williams street were part of the community's infrastructure, why aren't we going for a grant to replace a 100 year old water line, isn't that infrastructure? The Town Manager said those conversations tried to happen with the RUD, we mailed the request to the new Superintendent, we mailed the request to the office and also to each individual trustees home address and gave them the opportunity to partner with us on a grant. Selectman Cummins asked if they had expressed any interest. The Town Manager replied no they have not, that's why I followed it up in writing. Selectman Warner asked if Victoria looked into any grant money for them. The Town Manager replied we were told they have too much debt now to be able to meet the match. Remember we were a pass through for them in the past. Selectman Cummins asked if their debt ceiling is public information. The Town Manager replied that we have talked to them about partnering on work for improvements near the RBMC.

Selectman Warner asked where we are with the trailer park. Did we get a land purchase agreement signed? The Town Manager replied no we haven't, and I understand the water is going to be shut off, they are starting the process because of issues that are there. There has been no real estate transfer. The information was sent to Mr. Edwards and has not been received back as of today. Selectman Cummins stated that if the water is shut off the tenants will not be able to live there. The Town Manager stated that we have had calls to the office from tenants.

Selectman Warner stated that when the planning board met about Family Dollar, there were two descending votes, had that project been disapproved based on the statement "compatible with and necessary to development," we could have been sued. We need to look at the wording in the Ordinance. The Town Manager stated that it sounds like you are thinking about an ordinance review. It should start with planning board, to provide them the opportunity to review the ordinance. James Valley stated that he would place it on the next planning board agenda for discussion. James Valley stated that the board had a lawyer present during the Family Dollar application and it could not have been denied. James Valley continued that if it was denied it would have been appealed, it would have been a decision that wasn't based on facts. Public discussion and board discussion must be based on the factual application not personal opinion.

Selectman Cummins asked if the board would be doing a road tour this spring. The Town Manager responded, yes. This year's budget is around \$78,000 for road repairs. One of our plans was to wait until we retired some debt.

## **10.0 WARRANT**

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

Selectman Warner made a motion to sign the warrant, Selectman Beckwith seconded, motion passed, and (5-0).

## **11.0 ADJOURNMENT**

Selectman Beckwith made a motion to adjourn, Selectman Poulin seconded, motion passed (5-0).