

Selectmen/Assessor's Meeting Minutes
October 18, 2016

Board Present: Greg Grotton, Lyle Cramer, James Justice, John Shepard and Sarah Drickey.

Also Present: Jay Feyler.

1. **Call Selectmen's Meeting to order:** by Chair at 5:30PM
2. **Go into executive session 1 MRSA 405 (6)(A) Town Manager Annual Evaluation:** Motion James Justice to go into Executive Session. Seconded John Shepard. Unanimous. Motion James Justice to come out of Executive Session at 6:12PM. Seconded Sarah Drickey. Unanimous.
3. **Action from executive session if any:** Chair reported no action will be taken at this time.
4. **Pledge of Allegiance:** given by all who wished.
5. **Public Comment:** Jim asked about the size limit for election signs. Jay said 4x8 on Right of Ways, private property you can do whatever you want. Jay said he will move them but he won't remove the signs.
6. **Approve minutes of October 4, 2016:** Motion Jim Justice to approve minutes as written. Seconded John Shepard. Unanimous.
7. **Sign Election Warden Appointment:** Motion Jim Justice to Appointment Richard Niles as Election Warden. Second John Shepard. Unanimous. Appointments for Election Clerks: Martha Johnson Nash and Lee Houghton. Motion Jim Justice to approve above mentioned Election Clerks. Seconded John Shepard. Unanimous.
8. **Convention reviews:** Jay said one of the best seminars he went to was An Active Shooter in Your Community. He was fantastic. He really challenged the Police and Fire people that were there. He opened up our eyes to the different things we need to work on within the Town Office, Fire and Ambulance. Jay has contacted Ray Sisk about having this guy do something County wide with all the School Superintendents because the mistakes that were made across the country in all the School Shootings cost an awful lot of lives. This guy has a PHD he's out of North Carolina and he's really studied these in detail. It was really eye opening that so

many mistakes were made were really big and with these shooters now it's no longer you sit outside and stage and do all that stuff, you shouldn't be doing that. In other countries one of the biggest things they do now is attack school buses. They haven't done that in the United States yet and we haven't trained for it. Jay talked with Matt at the Sheriff's Dept. they haven't done training on the school buses either. He was an excellent speaker, in a break out Session that was made for Police and Fire that Jay attended where he really really challenged mostly the Bangor Police and Fire of what they were doing they would say what they had planned and he tore it all apart all of a sudden you would see the look of horror on their faces. Jay wouldn't know what he would do if that happened because, what we were going to do is not right. Whatever they paid that guy was absolutely fantastic. Another class on Liens where new case law just came out about you can no longer just send a registered letter to a Tax payer at the address on record, it comes back you can't say that's sufficient because knowing they moved to a new address you've got to do that extra work to find them or it's going to be thrown out in Court. It's more work involved for the Clerks and it's more expensive. Lyle attended a seminar about Scams that are used against Elderly People. This would be a good program for Senior Citizen Groups because there are some unbelievable tricky scams out there.

- 9. Update on Comprehensive Plan Committee:** John reported the Committee met last night but apparently everyone didn't get the memo because there were only three who showed up. Eric presented a draft Public Facilities and Services Chapter and revisions. The other Chapter we did was Fiscal Capacity in Town. We talked about a Capital Improvement Plan John didn't know we had one. Jay said it comes under Reserve Accounts so it's kind of like Capital Improvements. It occurred to us all that probably within the next ten years we are going to be replacing the ambulance we know that, probably the Fire Truck and Public Works Trucks and maybe some equipment. It's significant to be planning for that range of investments as part of the Capital Improvement Plan and we agreed there should be a draft for that chapter. Jay said he started working on the roads part today to give to Grant. Eric presented us with an update on the Transportation Chapter. It will probably be in January when we are done with this. In thinking about the public facilities even though we didn't officially talk about this but it occurs to us the way the demographics are changing we know we have to get more housing combined with the decreased school enrollments the whole Demographic shift is happening slowly and we know we are going to have to make changes but it's hard to plan for anything in particular. For instance Senior Housing probably in the Common area that would require public septic we know that but we can't invest in it. We'll just have to wait for the slow change to come around and deal with it as it comes. Lyle is on the Union Senior Housing Committee located beside the Library. They have eight to ten units, they have their own private sewer which is put into the budget. Given the number of required Units you could probably get by with doing some good size units in a large apartment house and have your own sewer. Lack of Town sewer doesn't necessarily mean that you can't expand Senior Housing. Jay said the one thing about the Common is the soil is very bad for septic. John said there probably will be no more surveys as we are coming to the end of this. The Plan is to take this to the Voters in June. We will have at least two Public Hearings so if changes are made at one of those

Hearings you will need to come back and have another Public Hearing.

Jim asked years ago when the School closed over at the Community Center was there ever any discussion to make that Center for the Elderly. Jay said yes there was actually. How did that turn out Jim asked. Jay said that's why it's a Recreation thing now. Lyle said anything can't be done for profit because it costs more to tear down or renovate or replace an old building then it does to just demolish it and build a new one. Jay noted within the next ten years he expects you will see a lot of Funds come out for the elderly. He has some people on the Elderly Committee but would like to see more. There will be funds coming through which might help us with the multi-purpose track. The funds for the multi-purpose track would come to the Town and be part of keeping the elderly in their homes and in the community. One of the things is Exercise: indoor and outside exercise. As they get older there will be funds to help these people get all the wireless device sensors like if they don't come out of their bedroom by 9:00 it sounds an alarm that opens up another whole new business for providers going out and taking care of these people. There are some Municipalities that work with Insurance Companies that will pay these people to go out and visit. There are a lot of Opportunities coming. Jay added we are working with AARP to get a person here and someone from The Center on Aging probably for a late afternoon meeting. Sarah mentioned having a pot-luck as a way to get more of them here.

10. Sign Treasurer's Warrant dated October 18, 2016: Motion by John Shepard to sign Treasurer's Warrant. Seconded Lyle Cramer. Unanimous.

11. Other Business: The Tree Growth Open Space that the Board signed last meeting needs to be re-signed because it was listed with the wrong tax year.

12. Town Managers Report: An update on the roads: Barrett Hill was ground last week it's actually in much better shape now than when it's paved. Rabbit Farm Rd. some of it has been repaired we are waiting for test results. We paid half of it the rest won't be paid until we get all the documentation. They came in without notifying Jay did a little patchwork and that is not what Jay wanted done. Jay highly recommends we do not send them a RFP in the future. They have not been that forthcoming with information and when they are going to be there unlike Pike and All States they always let you know. Ayer Park the toilets were cleaned out and shut down last Friday. We hate to close the gate because a lot of ice fishermen use it and people do fish late. It's not the greatest thing to open it up in the spring and find that someone has opened it and used it. If you hear rumors around town about a Dollar Store coming in we don't have any permits for that at this time. Jay does not want to jeopardize anything that would be coming into town by releasing information that the Company wouldn't want. There is no application at this time.

TCC: Greg has put together his thoughts about how we are going to handle the TCC and he's made an Executive decision he's talked with Jay about and he agrees. He's collected all the comments that were turned in he has listed every one of them, his plan is for the Board to review them and at the next meeting but if the Board feels tonight that they want to have the other participants from the TCC in the audience as we go through every one of these or we can look at this tonight and accept these; they still have to go to the

Attorney to get this thing finalized and over with. Greg has tried to explain his reasoning for each Comment. A copy of these comments is attached to the minutes. Greg went through all the comments emphasizing one item in particular Improvements and Alterations: Tables, Chairs, Stoves and cooking equipment. There was some stuff there at the occupancy date. This has pretty much been the sore point of this whole thing because while they have been trying to get loans and in order to get loans they need collateral, they have nothing. Greg gives them credit for doing what they've done to try to make this place work. It's a balancing act of what's best. The Building does provide services to some residents of the Town. Is it hurting the Town by letting it happen? No it's not it's saving the Town money because we're not having to spend money. The language is hard to understand in that paragraph so we will add: The lessees may use removable property as collateral to obtain a loan for repairs or whatever to the building. Items listed as collateral before they turn that in to the Select board who will have the opportunity to review that list. In talking with Jay what they have in Equipment we might be talking \$10/15,000 if we're lucky. If by chance they use this and they go belly up and this is still an outstanding debt it's not going to kill the Town if we lose this property. Greg would rather try to give them a chance to survive. Jim said he would get an equipment list and bring it to the Selectmen. Greg asks for Board comments. Jim would like to know if the Town has decided to keep the building and suggests maybe we could do mailing or have a special meeting to find out if they want to keep the building that would give us a big heads up of where we want to go. Greg said TCC could do a mailing; he doesn't think the Town would do a mailing because that's expensive. Greg noted in the long range plans for the Town at some point may say let's get rid of this and put in a place for Senior Housing rather than you guys sink \$200,000 into the place. Jim added but my problem is a big money factor right now is the Sprinkler and Fire Systems and asks does the Town want to contribute to that. If they have a desire to keep the building does the Town want to help us out it takes us a long time to raise \$200,000. Greg said we have a contract that was voted on by the Town. In answer to Jim's request Greg said the TCC needs to come up with a mailer asking those questions. It would mean more coming from the TCC than us. One way or the other at this point in time we need to do something what Jay and Greg have put together here he thinks is sufficient to answer the questions and give them latitude that they can try to do something. The Board supports what Greg is doing. Jay suggested if they do a survey they make it a fair survey. If you say do you want to keep the TCC everyone will say yes. If you say do you want to keep the TCC for this amount of money and this is how it will affect your Taxes then everybody gets the truth. Everyone will say yes if they think it's free they need to understand there is a cost to it. So for every \$100,000 you're talking about half a mil. Whatever you come up with for a figure then say do you want to put Tax dollars to that. We can get you a mailing list. Greg asks the Board is everyone comfortable with this Lease? Do you feel we need to meet again would the Board be comfortable with approving this as the New amended Lease to become effective the day they sign it. Lyle prefers to have them here because one of the questions is are they going to be satisfied and accept this. We've heard that Jim does but do they?

Jay suggests if you do this say: pending Attorney review. Jim noted he has a meeting with the TCC Board next Tues. (10-25) at 5PM. He will present all of this to them to get

their approval. He asks if he gets their approval is his word good enough. Greg said yes so we can move this thing on. Greg added so we will leave this as is right now pending word from Jim.

13. Selectmen's Report: John reported the next TCSW meeting is next Thurs. in Washington at 7PM there will be discussion on stickers. Jim asked that it be noted in the minutes the TCC is looking for maybe three more people to volunteer to be on the TCC Board. Greg asked about The Elderly Committee. Jay said we have people who have volunteered for it, he wants to include someone from the AARP and someone from The Center on Aging to come for a meeting.

14. Future Agenda Items: there was none.

15. Adjourn: Motion by James Justice to adjourn at 8:00PM. Seconded by Lyle Cramer. Unanimous.

These minutes were approved on November 1, 2016 with the following amendments.