

D R A F T
BOARD OF SELECTMEN
MINUTES OF MEETING
AUGUST 13, 2012

Selectmen present: David Barrows, Chairman, Rosendel Gerry, Jason Trundy, and Ladleah Dunn. Julia Libby, Vice-Chair (joined session in progress).

The meeting was called to order at 6 p.m. by Chairman Barrows at Lincolnville Central School in Room B-5. The quote was read by Selectman Dunn.

1. Citizen's Forum:

None

2. Administrator's Report:

David Kinney, Town Administrator, reported:

- Applications for the State Circuitbreaker program are now available.
- Roadside mowing is continuing.
- The culverts on the Heal Road & Martin Corner Road have been replaced in preparation for paving.

3. Meetings & Announcements:

Town Administrator Kinney read the upcoming meetings.

4. Upcoming Community Events:

Selectman Gerry reported that the Let's Move IT campaign is hosting the old time radio show "3 weeks and 31 flats" on August 18th and 19th.

Kinney reported that TRIAD program is sponsoring Senior Day August 16th and a benefit auction on September 14th. Also the Crossroads Baptist Church is sponsoring a free Block Party 4-6PM on August 18th at Breezemere Park.

5. Meeting Minutes:

Motion by Gerry, second by Trundy, to approve the July 23rd meeting minutes. Vote 4-0 (Libby absent).

6. Raises and Benefits – Greg Boetsch:

Boetsch provided a summary of the current state of the economy. He requested that the Board re-look at what is "written in stone" in terms of employee benefits.

Gerry asked if the Wage & Personnel Policy Board made recommendations for changes annually. Kinney responded that they did.

Trundy responded that the Board looked at wages and benefits annually as part of the budget process and would continue to.

Boetsch thanked the Board for their time. Chairman Barrows thanked Mr. Boetsch for his comments.

7. CPRC Scenic Assessment – Karin Womer:

Ms. Womer reviewed the history of the effort to update the 1989 scenic view map and outlined its reference in the town ordinances. She then ceremoniously presented the Board with the 2011 Scenic Assessment.

Trundy stated that he was very impressed with the finished product.

Womer stated that scenic views are a bit of a moving target as the trend over time has been has been the loss of views. She hoped aloud that the report might prompt owners to restore “lost” views while being informative and inspirational to readers.

Gerry asked rhetorically if the report represented a weekend of work.

Womer replied that the field work was performed last summer and has continued since that time. While the survey is good, it is not a law or regulation.

Dunn stated that this effort was her first foray in the Town. She recognized Karin Womer, Andrea Norfleet and the CPRC members for their efforts and many, many hours.

Jay Foster stated that the current map is subjective. He looks forward to a replacement for the current map.

Womer stated that the report is different and its purpose is not meant to create a replacement for the existing map. She suggested that when reading the report one should be careful not look at individual properties. The question as the Town moves forward will be how much can or should we regulate.

8. Municipal Building Committee Update:

Amanda Austin of 2A architects started off by saying that they were trying to create a long lasting, low maintenance structure that would be in keeping with local architecture. She then reviewed the charge and the two options (new and renovate/expand).

Rosey Gerry clarified that Option 1 would be a new building built behind the existing Town Office.

Austin reviewed the project costs. The committee and the architects are seeking direction on the preferred option to refine further and well as the concept of adding a second floor and the cost associated with a future elevator, stairway(s), and floor framing.

Gerry reiterated that the cost presented was the entire project cost and not just the building.

Austin stated the current cost estimates have Option 1 (new) at \$1,100,000 and Option 2 (renovate/expand) at \$872,000. As the project moves forward the contingencies will be

refined, some entries that may be double counted will be removed, and the unknown items will have a cost assigned to them.

Jay Foster, Municipal Building Committee Chair, stated that the committee was uncomfortable with the numbers. Some of the cost is being driven by the replacement of 25 year old items that will need to be replaced or repaired regardless of any project moving forward such as the roofing, the septic system, the parking lot resurfacing. In addition the building is not functional and not ADA compliant.

Trundy stated that more office space is needed and that the building needs to be ADA compliant. However the price is too high to pass. The meeting space is possibly a luxury and exceeds the need for the typical Board of Selectmen or Planning Board meeting. He suggested removing the meeting room so that the cost would be acceptable to the voters. Planning for a second floor is a waste. His preference is to remove the meeting room and do away with the second floor.

Tracy Colby reviewed the voter history and her recollection of the project. She stated not to expect a full size anything to happen.

Gerry stated that the people of the town are spoiled as the fire station was given to them, a lot of the school was constructed with donations and state funding and the taxpayers have paid a little bit. Lincolnville is the greatest town and we should have a Town Office that is serviceable and proud of. He believes that the Town can come up with a plan to present to a public hearing. Big meetings can be held in the school but he believes a meeting room in the Town Office is essential.

Trundy stated that getting the public to a public meeting is like pulling teeth; the vast majority of the public have lives to live and most are far too busy. We will need to educate the public to the position the Town is in. We have to do something for the Town. He would prefer a project that did not require borrowing \$250,000.

Dunn stated that the fund set aside is a bonus but the borrowing appears inevitable.

Gerry wondered aloud what we have for a budget.

Dunn stated that everyone in the Town Office is on top of each other and that certainly ADA compliancy takes up space that doesn't exist.

Trundy stated that what is available plus a \$250,000 borrowing will be an uphill battle. What can we get and not compromise the project. If the cost is too large it is doomed to fail.

At Gerry's request Kinney explained the financing aspect of the project. The Committee had estimated in November of 2011 that a \$250,000 borrowing over twenty years would be substantially less (approximately \$12,000) than the \$30,000 that has been raised over the last several years towards this project.

Tracy Colby asked if the Town was approaching its borrowing limit. Kinney responded that while he didn't have the numbers the Town is well below limit. So far that it wasn't even necessary to calculate.

Foster stated that in an economy such as this we should be going forward as the work needs to be done and contractors, engineers and architects are looking for work.

Gerry stated that at \$500,000 the Town is not going to get what it wants or needs. Before we didn't know the costs, now we know, where to now.

Libby thought a range of \$600,000 to \$650,000 might be acceptable.

Barrows stated that he had been looking at borrowing of \$250,000.

Motion by Trundy, second by Gerry, to go forward with refining Option 2. Vote 5-0.

Bill Lane of Gartley & Dorsky explained the unknowns with Site Location of Development Act permit. A full third of the site cost estimate is the work associated with the storm water permit. It is not likely that we will have an answer to the permitting questions before the deadline for the ballot.

Vern Zeigler stated that as the "numbers guy" that at the current appropriation level it costs the \$200,000 property owner, which is above the average homestead property owner in Lincolnville, \$15 per year. For a \$250,000 borrowing the cost would be approximately \$9 per year for the same property.

Foster stated that the Town has invested in the Fire Station and the school. The Town Office is where our local government is managed from. The project is expected to be done and should be done.

9. Kendall Cemetery:

Kinney explained the reviewed the letter from Mr. Wilson.

Cecil Dennison, Chair of the Cemetery Trustees, stated that the stones had been laid down and covered with debris. The Trustees thought that perhaps up to eighteen graves existed in Kendall Cemetery.

By consensus it was agreed as a first step to have Kinney write the landowner whose property surrounds the cemetery requesting permission to access the cemetery.

10. As Board of Assessors – Property Tax Commitment:

Motion by Gerry, second by Libby, that we suspend our meeting as the Board of Selectmen and that we convene as the Board of Assessors. Vote: 5-0.

Assessors' Agent Vern Ziegler handed out new paperwork and explained that he made a slight change to the draft (down \$440.22). The Board of Assessors recommendations from

their July meeting were made to the valuations. For each dollar raised 12.7% is to fund county services, 18.4% municipal services, and 68.9% for education.

Motion by Libby, second by Gerry, that the Board of Assessors approve and sign the Assessors' Certification of Assessment, the 2012 Municipal Tax Assessment Warrant, the Certificate of Commitment and the Certificate of Assessment to be Returned to Municipal Treasurer as prepared by the Assessors' Agent establishing the tax rate for the fiscal year July 1, 2012 to June 30, 2013 at 0.0138 mils on the dollar and the due dates of October 11, 2012 and April 11, 2013 with interest at 7 percent per annum to be paid on any unpaid portion commencing on October 12, 2012 and April 12, 2013 including a special assessments totaling \$41,367.26. Vote: 5-0.

Motion by Gerry, second by Libby, to adjourn the meeting of the Board of Assessors and reconvene as the Board of Selectmen. Vote: 5-0.

11. MCSWC Board of Directors Vacancy:

Kinney explained that the Town currently has a vacancy on the MCSWC Board of Directors and that a Board member or community member should be appointed. No Board member volunteered. An invitation was extended for any interested community member to contact the Town. The Budget Committee members will also be notified.

12. Set Public Hearing Date for Winter Road Closing(s):

Motion by Gerry, second by Trundy, that the Board conduct a public hearing on closing a portion of the Martin Corner Road to winter maintenance at 6:30PM on September 10, 2012.

13. Board, Committee, and Commission Appointment(s):

Motion by Gerry, second by Trundy, to expand the Memorial Day Committee from 5 to 7 members. Vote 5-0.

Motion by Gerry, second by Libby, that the Board appoint Alexander Lyle to the Memorial Day Committee with a term expiring June 2013. Vote: 5-0.

Motion by Gerry, second by Trundy, that the Board appoint Brian Demers to the Land Use Committee with a term expiring June 2014. Vote: 5-0.

Motion by Gerry, second by Trundy, that the Board appoint Brian Demers to the Lakes and Ponds Committee with a term expiring June 2013. Vote: 5-0.

14. Public Access Officer Appointment:

Motion by Gerry, second by Libby, that the Board appoint David Kinney as the Public Access Officer with a term expiring June 2013. Vote: 5-0.

15. Approval of Town Clerk's Appointment of Election Warden:

Motion by Gerry, second by Libby, that the Board approve the Town Clerk's appointment of David Kinney as Election Warden for the November 6, 2012 Election. Vote: 5-0.

16. **Treasurer's and Payroll Warrant(s) – Approve and Sign:**
Motion by Gerry, second by Dunn, to approve the Treasurer's Warrant and the Payroll Warrant. Vote 5-0.
17. **Treasurer's and Payroll Warrant(s) – Approve and Sign:**
Motion by Gerry, second by Dunn, that the Board of Selectmen enter into executive session for purpose of consideration of employment of an Administrative Assistant pursuant to Title 1 MRSA Section 405(6)(A). Vote 5-0.
18. **Adjourn:**
Motion by Gerry, second by Trundy, to adjourn the meeting. Vote 5-0.

Respectfully submitted,

David B. Kinney
Town Clerk