

Kingfield Selectmen Meeting Minutes

Monday October 5th, 2015, 6:00 PM Webster Hall 38 School Street

Attendance: Brian Hatfield, John Dill, Leanna Targett, Heather Moody, Wade Browne, Raymond Meldrum, Raylene Tolman and Dee Menear.

Meeting called to order at 6:00pm

Selectman Browne makes a motion to accept meeting minutes as written. Seconded by Selectman Hatfield. All in Favor.

Chairman Moody states the first item is to review September financials. Selectman Meldrum asks why the legal line item in administration is over. AA, Targett explains that we are using that expense line item to pay for Eaton/Peabody bills which are part of the TIF amendments – they are reimbursable through the TIF. Selectman Dill notes that we have already spent our registry of deeds money and ask what that is from. AA, Targett explains that tax liens were just done so it is the recording fee on each of those. Chairman Moody says in theory we are reimbursed when the taxes are paid. AA, Targett says it has always been a line item that is hard to figure at budget time. Selectman Browne says if he is reading it correctly on the Transfer Station budget New Portland has not sent any money yet. AA, Targett says correct. Selectman Browne asks when do they. AA, Targett says after a reminder notice or after Mr. Dill reminds them at a Transfer Station meeting. AA, Targett says Raylene stays on top of the billings and she is sure Raylene would send them a friendly reminder. Selectman Dill says they are one quarter behind and a new quarter bill just went out October 1st. AA, Targett says usually after a reminder they catch right up with a double payment. Selectman Browne asks that it be on the upcoming transfer station agenda.

Website and IT proposal from Greg Siekman. Selectman Browne says his thoughts is that he appreciates him wanting to try to do some stuff for the Town of Kingfield as an intern but right now we already have someone who has been doing it and doing a good job for us - I would hate for him to see something in the paper about this like we are trying to jump ship and we aren't. Chairman Moody says if we are looking for new proposals we should probably put an ad out. Chairman Browne says he believes that Leanna should be able to handle the website now that it is up and running; I know we keep adding stuff to her plate but we don't change it all too often and I would be willing to help if needed. Selectman Hatfield asks AA, Targett if you have a computer problem right now who do you call. AA, Targett says Jim Benoit; he is who the board decided to with over a year ago. Selectman Hatfield asks does he charge \$45.00 per hour. AA, Targett says \$60.00. Selectman Hatfield asks do we have any terms or a contract with him. AA, Targett says we do not when we had put it out that we were looking for an IT provider we had a few official proposals and Jim had given us the basics of what he could do for us and the decision was to go with Jim the other proposal were more of a package deal for instance for \$2500.00 a year they would be on call and fix all computer issues – Jim was a flat rate and as needed and he has worked out well for us. Selectman Hatfield asks what Greg proposal was. AA, Targett says \$45.00. Selectman Dill asks if we are happy with Jim. AA, Targett says yes. Selectman Hatfield says as far as the website goes he thought we had a conversation about delegating that to the other

departments, opening that up so that the sno-wanderers could update theirs as well as other various committees. AA, Targett says she doesn't think it's a bad idea. Selectman Hatfield says then there is less burden on Leanna. AA, Targett says what she did this past year was to get trail updates once a week to update the web. Selectman Dill says everyone should be able to update their own, like clubs or Orange Cat. AA, Targett says we have not businesses because it's hard to determine where to draw the line however she has created a business directory that is on the website that lists the businesses in town and a contact number. Selectman Browne says it would be nice if people could click on a link from our site that goes directly to the businesses. AA, Targett says she does not have each businesses web address on there yet but it could be done. Selectman Hatfield says to get back to what is on the table – Greg's proposal is for \$35.00 not \$45.00 for IT versus \$60.00 – which is a savings. Selectman Browne says he agrees but if we are going to take proposals then we need to put the offer out to everyone – right now it is like were saying were not satisfied with Jim which is not right. Selectman Hatfield says he agrees. Selectman Dill says Greg started out as an internship. Chairman Moody asks does the board want make a request for proposals again. Selectman Dill says he thinks we should keep it where it is right now. Board agrees to leave it where it is for now.

Chairman Moody says next is an updated parking lot lease the last time we talked we thought it might be good to get it in order but this group has not come to us wishing for it we have parking and unless they want to tie it to some sort of a riverfront agreement this board is not in favor of it. AA, Targett says the owners have not come to the board but have all expressed an interest with me by e-mail or telephone asking if the selectmen would bring the lease agreement back out because the expense of plowing themselves has made them stop and think. Selectman Browne says but it would just turn it over to the town. AA, Targett says she thinks it is the first step to get them on board to have other agreements with the town. Chairman Moody says she agrees that it needs to be part of that but if we really want it to be a riverfront park we tie it all into one. Selectman Browne says we went out of our way to find parking for the town and found it with Diane we tried to get some with these owners before and no one even wanted to bring that forward so we went elsewhere and I am not sure we need any more parking until we run out and it should be all inclusive. AA, Targett says if it's me being the property owner and you say the only deal is that I need to sign an agreement to give up most of my rear land I am going to say no thank you. Selectman Browne says that is not what we are asking- we don't want their land – this whole process was from the downtown revitalization process which included river front property frontage with parking, picnicking, sitting, river watching. Chairman Moody says what we are saying is not only will we plow but we want some sort of a 99 year lease to make it into a riverfront park or an easement. Selectman Browne says we have come together to do something nice and yet they haven't even come together to allow us to do it. Selectman Hatfield says he doesn't understand why if we were plowing that area for years what changed. Selectman Browne says safety and access. Selectman Hatfield says so what changed that they weren't of concern anymore. Selectman Browne says nothing we are still making a swipe down and back on the road – not plowing the parking lot. Selectman Hatfield asks what happen is we have a four foot snowstorm and do a swipe through and we evacuate the streets to keep them plowed and we have a few cars that just pull into that plowed area, someone from the town he assumes would

have to call a tow truck but it would automatically become a bigger safety issue because now that passage is impeded and someone has to be responsible for that area- my feeling is if we are going to open it up then lets open it up so that people can park there. The other thing is if we do a swipe down when it's warm and then it cools off then we may be making it more difficult for the plowing to be done versus if we just do the whole thing. Selectman Browne says he doesn't agree with that because we plow down through there for emergency vehicles to get down there to save the buildings and people but the parking end of it has nothing to do with that road. Selectman Dill says it should be the responsibility of the building owners because they need to provide parking for their tenants. Chairman Moody says we need access to our lot where we pile snow that is one reason why we plow through there – we don't plow out back of any other business. Selectman Dill says parking is not the issue it was a year ago. AA, Targett says in the past the entire area was plowed by the town – parking and all however an owner would come to us every single year and complain the way we plowed, sanded etc. Chairman Moody says and they wanted pot holes filled and the road graded and it got out of control and it is not a road and we don't own it so the only thing we wanted to do was to get our snow to our lot. AA, Targett says we realized there are no easements on that road what so ever so when you look at state statue it is very clear that it is illegal for us to plow that road you cannot use public funds to plow a private road so the deal we made a year ago was the parking lease in exchange for plowing. The same owner did not like some of the items in the lease agreement and put a halt to it when the board decided to walk away from negotiations. Chairman Moody says she would be for the plowing in exchange for a place to have the riverfront park which will improve the value of their properties. Selectman Hatfield says this is not what we want it should not be a parking lot lease it should be an easement and not a lease. If it an easement it's my opinion and I will talk to a lawyer that there is no need to have a million dollar insurance policy – central Maine power does not have a policy like that. AA, Targett says we are talking two different things when we went to Frank it was for parking and it was a lease agreement but by all means we could go another route and write up an actual easement. Selectman Hatfield says that is what he thought we were talking about the whole time. Chairman Moody says then we could have our easement for our park all done. Selectman Hatfield says he is in favor of discussing this further bit not as a lease he agrees that we need to get further down the road with these owners but we need to start somewhere and the only hold-up right now is Pat Buck. Chairman Moody asks what does everyone think about an easement instead of a lease. Selectman Browne says sure but we need to look at the terms but it is a better idea. This town has come up with several ideas for downtown which has been well known to everyone in the area and the town cannot do those things without easements whether it be the bank or gallery or on the waterfront but the town has nothing because we have nothing to do it with not one piece of paper from anyone allowing that to happen so I am not wanting to put the town into a position where we are leading this and we have nothing from the owners of the property – this is a waste as we have nothing in writing. Selectman Hatfield says we have one. Selectman Browne says with stipulations. AA, Targett says no, Greg powers has signed an agreement and the Bank and Orcutts have been signed up since 2011. Selectman Browne says nothing in writing. AA, Targett says we do we signed it following town meeting in 2011. Selectman Browne says so it's a legal stamped document saying that is going to be ours. Chairman Moody says it is an easement to us. Selectman Browne says so it is registered where ever it needs to be registered. AA, Targett says

she is not certain it has been recorded. Selectman Browne says the gallery is for sale and that could be wiped right out when they sell the place – that is what I am getting at. AA, Targett says if she remembers correctly however theirs was written it expires next year so we would need a permanent easement because I believe it was just an agreement. Selectman Hatfield says he agrees 100% we lead them by returning to the service that we used to provide and we'd had offered parking but now we don't have a shortage of parking and there is no other justification to do that other than an easement on their property and the second part is if they sign the easement they don't need to sign the easement in order to be eligible for slum and blight or whatever. Selectman Browne says that money is already there they need to apply for that kind of stuff for themselves - they –should be coming to the town but right now we are struggling trying to get any of them to talk to us. Chairman Moody says she wouldn't mind the board leading the town on an easement – then we know what we can do but getting the easement doesn't mean we have to do it – it means it is available to be done. Selectman Dill says we need an easement to plow down there. AA, Targett says it needs to be a forever easement. Selectman Dill says that would take care of us plowing on private property. Chairman Moody says we need to go back to the drawing board then.

Chairman Moody then moves onto Tufts Pond issues and states that Wright Pierce has been up and looked and they want somewhere around \$2,500.00 to put together a base plan. AA, Targett says the board said to Bruce and I to come up with a plan to fix the road over so many years, and neither Bruce nor I have the expertise to do that so I called Wright Pierce to come up and take a look free of charge to let me know what they think and that is where the response or e-mail you are reading has come from. He could do a plan for us if we wanted and this is the cost and he would lay it all out for us. Selectman Browne says this would be different than what we got from Jordan's. AA, Targett says it would be detailed drawings of each section and what we would need to do. Selectman Dill asks why we don't put weight limits on that road. Selectman Browne says I don't know that you could. Selectman Dill said we discussed it several years ago whoever was logging up there was going to put a road out so that it came across to the West Kingfield road. Selectman Browne says he is not saying it is the trucks that are making that road bad there was already issues. Selectman Dill says it would be nice to fix it and have it stay fixed so maybe we ought to look at that. Chairman Moody says the question is do we want to spend \$2,500.00 to have a plan put together. Selectman Browne asks do we have the money. AA, Targett says not really especially in public works budget we do not but we may be able to find some place to pull it out of. Selectman Browne says it would be money well spent if we have a game plan there is no other way we are going to figure out how to do that without having someone come in and tell us. AA, Targett says we discuss this every few years and it would be nice to have an official document from an engineer. Chairman Moody says this would be something we can go to the voters with or even a grant. Selectman Dill says there is some place in the town warrant that unexpected expenses can be used. Chairman Moody says we just need to call the budget committee chair. Selectman Hatfield asks how much money did we budget on roads. Selectman Dill says that has been spent already – we need to spend it on tar in order to get LRAP or URIP money from the state. Selectman Hatfield makes a motion to spend the money to hire the engineer and we will figure out where to find the money. Selectman Browne seconds motion so that we have a game

plan. He says we can't fix it all at once but if we know what is needed then we can plan. Selectman Hatfield says we may want to look at the costs of doing it in sections versus doing it all at once because there could be a big difference with mobilization. Selectman Browne says there may be grant money. Chairman Moody calls for a vote to spend up to \$2,700.00 for Wright Pierce to provide us with a plan. All in favor. Chairman Moody instructs AA, Targett to call the chair or three budget members to approve.

Chairman Moody says next is to open bids for heating service and delivery. Heating Fuel/Oil delivery which we have one bid from Dead River which reads a fixed price of \$1.9973 if we lock in for a year. Selectman Hatfield makes a motion to lock-in price for one year at \$1.9973. Seconded by Selectman Meldrum. All in favor. Chairman Moody says next is service and there is only one bid from Wilber Heating and Plumbing - \$1,050.00 year which covers service and maintenance. Upon review Selectman Browne makes a motion to accept bid. Seconded by Selectman Dill. All in Favor.

Chairman Moody moves into abatements and supplemental. She says we have a \$5.25 personal property abatement for Wild Blue communications as they no longer have personal property in Kingfield, we have a \$21.00 for William Scotsmen as they had removed some personal property and a waste water for \$25.73 that was just an overcharge of water consumption. Selectman Hatfield asks how it could be an over charge for water. AA, Targett explains that the owner gets two separate bills and should not have gotten charged for extra usage. Chairman Moody says she also has a supplemental \$631.69. Board signs all abatements and the supplemental.

Selectman Dill makes a motion to appoint James Paul as the Waste Water superintendent. Seconded by Selectman Browne. All in favor.

Selectman Dill makes a motion to accept the sewer commitment for quarter four as presented. Seconded by Selectman Browne. All in favor.

Board reviews auction proposal from Keenan Auction Company. AA, Targett explains that she has sent a certified mail and placed an ad in the paper to have any personal property removed per state statute but that will not affect the auction timeline. Board instructs AA, Targett to receive clarification on taxes, sewer and water fees and how they will be paid through the auction process. Selectman Browne makes a motion to accept auction proposal. Seconded by Selectman Hatfield. All in Favor.

Chairman Moody moves onto the arts District she explains that we need to designate an arts district in conjunction with the TIF amendments. The definition of an "arts district", per TIF statute, is a specified area within a municipality that has been designated by the municipality for the purpose of providing employment and cultural opportunities through the development of arts opportunities, including, but not limited to, museums, galleries, arts education, art studios, and performing arts venues and associated businesses. Board reviews district and Selectman Hatfield notes that the district needs to be expanded further to cover the fields entering town.

Chairman Moody says she has another item – there is a certificate of settlement of taxes that needs board review and signature, basically it takes the burden of collecting the taxes from the clerk and moves them to the treasurer. Selectman Hatfield makes a motion to sign settlement. Seconded by Selectman Dill. All in favor.

Selectman Dill wants to thank everyone involved with cleaning up the basement – Erica, Leanna, Travis, James and the person who was completing some community service.

Chairman Moody states that October 19th there are two Public Hearings – Amendment to the Town of Kingfield Municipal Development and Tax Increment Financing (TIF) District Development Program and Public Hearing – to designate an Arts District within the municipal boundaries.

AA, Targett states that she doesn't believe there will be a quorum to hold a Transfer Station meeting next week. Board agrees to have AA, Targett contact board with some dates in November.

Motion to adjourn by Selectman Browne. Seconded by Selectman Dill. All in Favor