

Kingfield Selectmen Meeting Minutes

Monday May 16th, 2016; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Raymond Meldrum, Brian Hatfield, Wade Browne, John Dill, Heather Moody

Municipal Staff: Leanna Targett (Administrative Assistant), Mike Shirley (Waste Water Superintendent)

Erica Bracy (Town Clerk)

Absent:

Public: Val Tucker, Dee Menear, Polly MacMichael, Rob MacMichael, Larry Warren, Mark Wahl, John Witherspoon, Neal Tranten, Paula Norcutt, Jim Boyce

Meeting called to order at 6:00pm and warrants are reviewed and signed.

Meeting minutes from May 2nd, 2016 are reviewed. Motion to accept meeting minutes as written by Selectman Hatfield. Seconded by Selectman Browne. All in Favor.

Erica Bracy provides a report of activity in the front office. Erica states that she has revived the new A.V.S. (automated voting system) for voting and the other machine has had all of its upgrades done. This has been done at no cost to the town. Selectman Browne asked if there were any future needs. Erica say not that she can think of other than the need to purchase a new laser printer for printing the BMV registrations and she is certain this has been planned for in the upcoming budget. Selectman Browne asked if she had looked into online registrations. Erica says anything that does not involve excise can be done on line; however there are a lot of hidden fees the town would be charged in order to allow all services on line. AA, Targett says it is also an accounting nightmare and we would lose clerk fees which can be \$3.00-\$5.00 per transaction.

Mike Shirley states that he is in his 4th week of work and they have started pumping this week down in the field and everything seems to be going well. They did have the pump sent out and fixed and now it is back on and operational. He has just started and will give a better report next time he is before the board.

Old Business:

Chairman Moody states that the board needs to review and sign the new memorandum of understanding (MOU's) for field use. Selectman Browne makes a motion to accept and sign. Seconded by Selectman Hatfield. All in Favor.

Chairman Moody states that the board accepted the manure spreading agreement at the last meeting and now needed to sign as it has already been signed by Casey. Selectman Browne makes a motion to sign. Seconded by Selectman Dill. All in Favor.

AA, Targett states that the waiver and release form has been sent to Attorney Underkuffler and the final version with his edits are before the board for review. Selectman Browne makes a motion adopt the waiver and release form. Seconded by Selectman Hatfield. All in Favor.

AA, Targett provides the board a copy of the new speed limits in Kingfield that have been approved by the commissioner. Selectman Hatfield suggest they look at Riverside Street again as 40mph is too high. He also requests they look at Route 27 by Poland Spring. AA, Targett states

that we cannot demand they look at anything on Route 27 as that is owned by DOT and not the town however she will make note to them the concern of the board. AA, Targett says DOT completed numerous different forms of studies on each of the roads and it was now final.

New Business:

Chairman Moody says we need to begin discussions on renewing our parking lease with Diane Keoskie. Board reads e-mail from Diane that her only request at this time is for tax abatement on the land portion of the property. At the time of last billing it was valued at \$30,530.00. The other concern is for the surface of the parking lot. The former agreement was for filling potholes. Diane says it appears to be fine at this time but she would like some consideration given to filling in the cracks when needed. Diane says if the selectmen are willing to consider these two items and are in agreement that all is well then she would be happy to sign a 5 year lease. Chairman Moody states that we have no authority to abate taxes for a deal – the authority lies within the state. Money for a lease is one thing but lower taxes are illegal. Selectman Browne agrees and says if you add up all our costs I am sure it is a chunk of change. Selectman Hatfield ask if she would be willing to give a permanent easement on her property. Selectman Dill says to send back to Diane for more discussions.

Larry Warren to discuss bridge project - LMHT has been working with CPM Constructors, of Freeport, Maine on acquiring a 140' truss bridge, which is 9'10" wide, with a concrete deck. The bridge was originally part of the Androscoggin River Pedestrian Path in Topsham, Maine and suffered minor damage from an oversize vehicle. The Topsham selectmen filed an insurance claim, and replaced the bridge and asked CPM to remove the damaged bridge and install the new bridge. CPM is the owner of the bridge and has agreed to donate it to LMHT, provided CPM is the contractor hired to reinstall the bridge at a site currently proposed on Neal and Sue Tranten's property (Kingfield Tax Map 5 Lot 27) and Ethan Clifton's property (Kingfield Tax Map 6 Lot 5). The bridge has been appraised by Calderwood Engineering at a value of \$160,000.00. Larry says the Clifton lot is approximately 57 acres and it is for sale for \$125,000. This lot abuts property owned by Mark Wahl and/or L & M Land Co., L.L.C. and is adjacent to part of the Eagle Ridge subdivision. Mark has indicated an interest in purchasing approximately 22 acres of the Clifton property for \$75,000 and providing easements across his property for the recreational trails. Clifton has agreed to provide LMHT a six-month option to purchase the lot for an option fee of \$5,000 and will extend the option agreement for an additional six months for an additional fee of \$10,000.00 Larry says that LMHT wants an easement across the property, for development of a non-motorized trail connecting to Carrabassett Valley. LMHT hopes to raise approximately \$25,000 in private fundraising and the Town of Kingfield will be requested to provide TIF funding for the bridge installation and balance of the land purchase. The successes of the funding raising efforts are completely speculative at this time and the efforts may fail totally or in part. During the Clifton option period, the Town of Kingfield will be requested to hire a professional engineering firm to complete an application for a DEP permit to erect the 140' bridge on the site describe above. If the permit is not completed within the 6 month window, the 2nd six month option would be executed with payment terms agreed to by LMHT, Mark Wahl and the Town. The Town would negotiate the bridge reconstruction project with CPM Constructors and potentially file an RTP grant application with the Maine Bureau of Parks & Lands for financial assistance in the place of the bridge.

Jonathan and Kim Jordan have recently indicated that they would like to build an indoor soccer / multi use complex on property owned by Jordan Ventures, and would like to have the trail and access to the bridge integrated with this soccer project. Jonathan has indicated that he will provide easements for the trail and for an agreed upon number of parking uses anticipated as part of this project. Larry says he has also talked with the Kingfield rec committee and they would like to see some cross country ski trails. Chairman Moody says when I read the letter you had asked us to provide funding for engineer costs and to put the bridge in. Larry says he has talked with Scott and Brian Bronson and they are impressed by the set-up of the bridge and permanent easements. Larry says the state has funding for these kinds of projects. Selectman Browne asks if it will allow motorized traffic. Larry says he doesn't know. Neal Tranten says he has been able to secure agreements for the snowmobile club. Jim Boyce says that it was voted down and not supported by the club; also the state does not want us to increase trails – only maintain what we have. Selectman Dill asks if it will connect downtown. Larry says he is trying to. Basically it is for Kingfield to Coburn Gore. Selectman Hatfield says he appreciates the Huts and Trails and asks if Larry thinks it will help economic development. Larry says yes it is an opportunity for healthy outdoor activities and it will focus more on the people living here. Selectman Hatfield asks what the bottom line – grants, funding etc is. Larry says we are trying to raise funds from other sources. Selectman Dill asks what the final cost will be. Board agrees to have Selectman Dill and Larry Warren discuss all costs and return to board with findings.

Chairman Moody says we need to discuss Waste Water pumping's outside of town limits. AA, Targett says yes, do we want to and if so what is the cost – do we want to do a flat rate? Board agrees to discuss more at the next meeting.

Chairman Moody says that Polly MacMichael is before the board to discuss the Village Cultural Center also known as Village Green. Polly says that the selectmen and budget committee did not endorse the original plan from Wright Pierce for this project and she is here to respectfully ask the board to reconsider. Polly says what was presented at the budget committee was reported incorrectly and is very inaccurate. She would like to remind the board that in 2007 the town agreed to a TIF for economic development. In 2010 the VEC was formed to use the TIF Funds and a plan was developed at that time. A workshop was held where 40 people were in attendance and a plan was laid out. The sidewalks, parks and historic loop are all done next was village green, veteran's memorial and Riverside Park. By doing the Village Green you are simply reclaiming the past – the way that area used to be used years ago. Polly says the citizens of Kingfield adopted a Village Enhancement Plan at the June 2011 Town Meeting. This plan outlined seven projects that aim to achieve the following: making the downtown area more people friendly, slowing traffic through town, preserving our historic character and encouraging a healthy economic climate. The Village Enhancement Committee had chosen several of these projects to implement one being the creation of a Village Green, Kingfield will, once again, have public open space in the center of Town. Kingfield's Village Green will provide a place for neighbors to meet and sit together, a gazebo for musical and theatrical acts, and be a permanent, Town-owned home for events and celebrations, Farmers Markets, Kingfield Days and other Festivals. Polly says it is a conceptual plan at \$359,000.00 and passes out to the board a paper where she feels there could be some cost savings. Polly says we have \$100,000.00 in the VEC account so we would need \$259,000.00 or less. Polly says she believes it is what the town wants it is just the price tag that they don't want. Chairman Moody says it should be marketed differently it's not \$450,000 its \$259,000.00 Chairman Moody says at this point she would suggest amending the article at town meeting to a lower amount.

Board reviews a list of sweeping provided by Public Works. Board directs AA, Targett to remind the road commissioner that sweeping is not performed at any businesses not owned or leased by the town.

Board reviews the Franklin County U.T. Service Contracts for the Transfer Station & Fire Protection. Selectman Dill makes a motion to accept and sign the Transfer Station Agreement. Seconded by Selectman Browne. All in Favor. Selectman Browne makes a motion to accept and sign the Fire Protection Agreement. Seconded by Selectman Dill. All in Favor.

Chairman Moody says that Polly MacMichael would like to be a budget committee member. Selectman Browne makes a motion to appoint Polly MacMichael to the budget committee. Seconded by Selectman Dill. All in Favor.

Public Comment/Other:

Chairman Moody states that the appeals board is still seeking committee members.

Chairman Moody states that we need to determine a meeting schedule for July (due to July 4th holiday.) Board agrees to meet June 27th and July 18th then back to regular schedule in August. Chairman Moody asks if there is any "other". Selectman Dill says the road crew has done a great job with sweeping this year and Bryan White already has the cemeteries looking great. Selectman Hatfield asks what all the covered road signs are for outside of town. Chairman Moody explains they are set up for DOT as they will be paving soon. Selectman Browne states that the \$5.00 for parking at Keenan's went over well this past weekend with the marathon. Chairman Moody says yes, they parked 247 cars.

Selectman Browne makes a motion to enter into Executive Session pursuant to 1 M.R.S.A. 405(6) Wyman Scholarship applications. And pursuant to Title 1 M.R.S.A. Chapter 13 Simmons Fund request. Seconded by Selectman Meldrum. All in Favor.

Selectman Meldrum makes a motion to accept applicant's 1 request for a scholarship and to pay \$200.00. Seconded by Selectman Browne. All in Favor.

Selectman Dill makes a motion to forward Simmons requests to the administrator at Key Bank. Seconded by Selectman Browne. All in Favor.

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