

Kingfield Selectmen Meeting Minutes

Monday August 15th, 2016; 6:00 PM Webster Hall 38 School Street

Attendance

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

Municipal Staff: Leanna Targett (Administrative Assistant), Bryan White (Caretaker)

Absent: Brian Hatfield

Public: Jim Boyce, Angela Boyce, John Goldfrank, Todd Towle and David Guernsey

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

Meeting minutes from August 1st 27th 2016 are reviewed. Motion to accept meeting minutes as written by Selectman Dill. Seconded by Selectman Meldrum. All in Favor.

Bryan White is recognized by the Chair to provide a departmental update. Bryan says this year has been slow as far as grass is concerned which is good as he is able to stay right on top of things. He also has been working on some park maintenance that AA, Targett has assigned to him. He has replaced the boards on the benches recently which seem to be well liked. Chairman Browne asks if there is anything he needs. Bryan says not right now but he feels a push mower may be needed in the future. Bryan says he would also like to ask the board for permission to shave off the center of a few roads in the cemetery as they are badly humped up in the middle and cars end up dragging across these areas. Bryan says he will be able to use the public works tractor for this job. Board agrees this is a great idea and thanks Bryan for his work.

Old Business:

Board reviews the draft of Stanley Museum agreement. Selectman Moody says the budget committee asked that we change this agreement so that the clause that says the Stanley Museum not to come to the town for money – which it needed to be removed. AA, Targett says that that actual agreement was not part of the lease at all it was a spate article accepted at town meeting years ago. AA, Targett said her suggestion was that the paragraph that details a \$5,000.00 deposit be held by the museum be removed as it was no longer valid. If she remembers correctly the museum asked for permission to spend that money when they had lost their heating system. Board decides not to change/alter the agreement at this time. AA, Targett suggests revoking the article regarding asking for funds at the next annual meeting instead.

Board reviews the draft of a committee establishment document provided by AA, Targett. She indicates that this is something new that she thought would help in defining committee responsibilities, embers etc. Following discussion it is agreed that the document presented for the VEC would be changed to show 11 members. Selectman Moody makes a motion to adopt the new committee establishment for the VEC. Seconded by Selectmen Dill. All in Favor.

Board reviews a spreadsheet provided by AA, Targett on the costs of wastewater pumping. It details the cost proposed by Harris Septic Systems and the costs that it currently costs for 2

employees in the sewer department to pump. Following discussion the board agrees not to research any further as the current system in place is more cost efficient.

AA, Targett informs the board that she had sent a letter to the property owners selected for the Commercial Historic District and she has received one yes and one maybe out of 10 owners. The letter sent asked them if they wanted more information to gain a better understanding. She is under the impression that this is not of interest at this time. Board agrees to cease any discussion on historic districts until there is a majority of owners that come to the town with interest.

New Business:

Chairman Browne recognizes David Guernsey to discuss engineering costs. David says he has a proposal for engineering services related to parking and sidewalks adjacent to the Peruffo and Tombeau Parcels. Wright-Pierce has provided a proposal. It is intended that the construction improvements will take place in coordination with the pending reconstruction of Route 27/Main Street, and that the design materials prepared by Wright-Pierce will be incorporated into set of documents issued for the reconstruction of Route 27/Main Street. They propose a scope that includes the following tasks: Prepare/update conceptual sketches showing the proposed improvements (angle parking and sidewalk); Perform preliminary engineering to confirm the feasibility and cost of the elements under consideration; Coordinate with the MaineDOT (and its designated consultant, CLD) with respect to the transition between their right-of-way and the land to be acquired by the Town from Peruffo and Tombeau; Prepare engineered design drawings in the form of plan, cross-sections and details (as well as supplemental technical specifications as may be required) for review by all affected parties, including the MaineDOT and its consultant; Attend three (3) meetings in Kingfield to review the design with Town officials and the affected property owners and answer technical questions associated with the work tasks identified herein; Prepare drawing exhibits and associated written descriptions to reflect the portions of land anticipated to be acquired by the Town from Peruffo and Tombeau. These materials shall be suitable for recording at the registry of deeds; 7. Provide final drawings and supplemental technical specifications as may be required to the Town. As it is intended that the work be completed as a part of the MaineDOT construction project, this effort does not include the development of a separate package of contract documents. Based on the proposed scope of services listed above, they suggest a budget of \$6000 to \$8000. This figure would include all reimbursable expenses. David says he is before the board to ask for approval for Leanna to accept and sign this proposal. Selectman Moody makes a motion to authorize Leanna Targett to execute the paperwork for the engineering costs provided by Wright Pierce. Seconded by Selectmen Meldrum. All in Favor.

Chairman Browne says the next item is for the VEC members to provide update and discuss plans, he recognizes Vice-Chairman of the committee John Goldfrank. John Goldfrank says on July 19th a new VEC committee reviewed the 7 projects included under the June 2011 Village Enhancement Plan (VEP) and what each encompassed. At this meeting John Witherspoon suggested that the committee attempt to prioritize the projects so as to be able to focus our efforts on one or two that would have an impact and meet the time constraints of the DOT road project planned thru

town. The committee reviewed the traffic calming study that was done in 2004, and agreed that many of the recommendations included in that report were incorporated into the Streetscape improvements project in the VEP. Merv Wilson suggested the committee take on a project to create access / parking near the sled shed. The Committee agreed that the Streetscape project (including those items mentioned in the study (lighting, landscaping, non DOT sidewalks) should be a priority project as it directly related to the timing of the road project. The Committee also agreed that the proposed riverside parking along with closure of Mill Street and the development of a southern access point should be a priority project. Then on August 9th there was a second meeting. A suggestion was made for lights from the pharmacy to the ski shop on both sides of the road then on one side near the bank/post office and over to Rolling Fatties. John says from what he understands from talking with Jon Edgerton the expensive cost is the service drop which contains a control panel, meter, and circuit breakers. Jon Edgerton informed the committee that he can provide some prices for lights. He recently helped the Town of Wilton go out to bid for lights. The town purchased the poles and fixtures for about \$3,000.00 each, it was about \$2,500.00 to install, \$800.00 for the precast base – so approximately \$6,500.00 each not including conduit and wire which is \$45.00-\$45.00 per linear foot and \$10,000.00 for a single service drop. The board discussed having street lights that go down to the cemetery and decided it is their “dream plan”. Jon Edgerton said he will do a plan to Rolling Fatties and then add the cost to the bridge/cemetery. Jon Edgerton said as far as Mill Street is concerned he will do a first cut on changes and send to the committee. Jon Edgerton said if he understands correctly the goal at this point is to maximize parking by moving the parking closer to the river; lighting is important to the area and there is a desire to allow a mini park near the bridge. The handicapped could be built as a switchback near the river. Jon said he will start with the most necessary first then work on refinements. Jon said the property owners will want assurances built in as far as maintenance, parking and snow removal, a lot of which is done in negotiations. We then discussed the Kingfield Gateway. It was repeated several times during the discussion the gateway is to promote parking in that area. John Goldfrank said he has flagged out an area that is 100 x 150 for parking. Mike Shirley dug numerous test holes and it appears that we could remove more loam than we need gravel. Chairman Wilson said he has talked with Les Jordan and Mark Wahl about a straight trade and they seemed to agree. He said we do need to plan for a few culverts, one of them near the sled shed. Lighting is another item we wish to plan for. Selectman Dill says that it would be nice if someone asked the selectmen first. John Goldfrank says that is what he is here for to the board approval to move forward with some plans/ideas. Chairman Browne asks John Goldfrank if the committee has any plans to have lights on the northern end of town as well. John Goldfrank says that Jon Edgerton plans to send a few plans along and if he understands correctly we can get a good idea from this as to what a cost would be all the way through town. Todd Towle says the area near the sled shed could be a designated trail head in Kingfield as there are more and more people doing outside activities. Chairman Browne says that no one on the board is against the idea and he looks forward to more updates as the committee moves forward.

Assessor’s Agent Heather Moody explains the 2016-2017 proposed tax commitment. She provides the board with paperwork suggesting the mil rate be set at .017 which is a ½ mil decrease and to use \$300,000.00 from surplus as we have been doing in the past. Chairman Browne asks how much that will leave in surplus. Heather says approximately 1 million. Selectman Moody moves to set the new tax rate at .17 mil. Seconded by Selectman Meldrum. All in Favor.

Chairman Browne says next item is to discuss the compost at Millay Hill. AA, Targett explains that we have compost again that Les Jordan is will to swap for labor. The waste water staff has asked numerous people in town and no one seems to have any interest, however they have some stations that need work and would hire Les as they are not allowed to enter confined space. Selectman Dill makes a motion to swap compost for services with Les Jordan. Seconded by Selectmen Moody. All in Favor.

AA, Targett says there has been a request to do a ghost walk in the Cemetery for an upcoming bicentennial event. Board reviews laws provided and agree to take no action on this.

Chairman Moody makes a motion to appoint Terry Coffin, Diane Christen and Lisa Standish to Appeals Board as suggested. Seconded by Selectmen Dill. All in favor

Board reviews Real Estate account #993 where the new owner has asked that the costs and interest be removed as this was an oversight at the time of purchase and they have always paid all their bills on time. Chairman Dill makes a motion to abate the \$96.00 dollars. Seconded by Selectman Moody. All in Favor.

Selectman Moody makes a motion to sign the liquor license renewal as presented for the Kingfield Woodsmen. Seconded by Selectmen Meldrum. All in Favor.

Public Comment/Other:

Chairman Browne says there are a few items that have remained on the work in progress list one being job descriptions. His suggestion would be to get these back on the next agenda and start approving these as AA, Targett has been trying to get them approved for 2 years now. Tufts pond engineering, the TIF Grant Program and Road Surveys continue to be long term items that we should keep listed at this time. As far as upcoming meetings they are as follows, Selectmen Meetings September 12th and 26th and October 3rd and 17th; Village Enhancement Meeting September 13th at 5:00pm; Public Discussion (properties offered to town for purchase) September 19th; Transfer Station Meeting: December 12th at 6:30pm and Holiday: Monday September 5th (Labor Day).

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

*The minutes provided above are a summary. A voice recording is on record at the Kingfield Town Office and is available upon request. Minutes by Leanna Targett.