

**TOWN OF BELGRADE**  
**BOARD OF SELECTPERSONS MEETING**  
**TUESDAY / JANUARY 5<sup>TH</sup>, 2009/ CENTER FOR ALL SEASONS/ 6:30 P.M.**

Meeting convened 6:30 p.m./ Adjourned 9:05 p.m.

**Officials in attendance:**

Daniel Newman	Selectperson, Chair	Jack Sutton	Budget Comm.
Chris Merrow	Selectperson, Chair	Gayle Finkbeiner,	Budget Comm.
Melanie Jewell	Selectperson	Dennis Purington,	Budget Comm.
Ricky Damren	Selectperson	Margaret Shannon,	Budget Comm.
Bruce Plourd	Selectperson	Tom Streznewski,	Budget Comm.
Greg Keene	Building Committee	Loyce Hayslett,	Library Trustee
Gordon Pow	Building Committee	Pat Pow,	Library Trustee
Scott Damren	Facility Maintenance	Bruce Galouch,	Transfer St. Com.
Marcia Haigh	Librarian	Rebecca Seel,	Library Trustee

**Others in Attendance:** Marcia Salmon, David Drouin, Patricia Keene, Ernest Rice, Kathryn Brown, Katharina Burdet, Rene Burdet, Paul Lessard, Penny Morrell, Julie Benecke, Mike Benecke, Dan Hammond, Howard Holinger, John Fortier, Bob Richter, Howard Wadleigh, Timothy Wadleigh, Debra Wadleigh, Bill Wadleigh, Fred Kohler Jeffrey Ladd, Brad Noonan and Billy Hayes

**Order of Business:**

1. Chair Dan Newman declared a quorum and opened the meeting at 6:30 p.m. The Board reviewed the meeting minutes of the December 15, 2009 meeting. Melanie Jewell made a motion to approve of the meeting minutes. Ricky Damren seconded the motion. **CLOSED 3/0/2 ABSTAIN (RICKY DAMREN & CHRIS MERROW)**

**Unfinished Business:**

1. Dan Newman stated the next order of business was the petition presented at the last board meeting in December. He reminded everyone that it had been accepted and that there would be further review, he asked for any comments.

Town Manager, Dennis Keschl, provided an overview of the acceptance of the petition. It came in and it was forwarded to the Board, he reviewed it with the Town's attorney, Lee Bragg, pursuant to law to determine its completeness and whether it was ambiguous as well as legal. The attorney agreed it was a legal and complete warrant article signed by two-hundred-fifty-four (254) people. This means it will be placed on the town warrant as a referendum question to be voted on the day before the open town meeting. The board accepted it at their last board meeting and requested further review, as they had not been sufficient time to review the petition for any questions they may have. He assumes that the Board may have some questions or if the petitioners that represent the petitioning group may want to make comments. This is the current

status. This will go on the warrant, but there will be a formal vote taken at the next Selectpersons budget meeting for final referendum review.

There were several questions from board members:

Dan Newman had a question on the petition and the fact that it is not written with any means of funding, so we would like to find out what the intention is on funding this article. Interpreting it right now, we could take a million dollars (\$1,000,000) out of next year's budget to pay for the whole thing.

Ernie Rice presented on behalf of the petition. Ernie handed out paperwork to support the petition. He read through these documents. **(Please see the attached documents)** He said that he had contacted PAC Architecture who provided the estimated cost of a new town office based upon current and recent commercial construction cost. He further stated that he does not know these people or have any ties to this company. He reviewed the comparison spreadsheet on the stand-alone municipal building versus the municipal center building. Ernie said that the article going before the town is 4.88 times the amount that we would spend if we built a five thousand (5,000) square foot building, based on the numbers from a reliable source.

Melanie Jewell asked where Ernie came up with the information he presented on the Belgrade Library. **(Attached document page 2)** She said she personally does not understand why this has become some sort of an issue for certain folks that this is the library versus the rest of the town folks. The Friends of the Library, for which she is not connected to, has never stated that their purpose was to buy the building and make it a quaint library. It is an old kind of pit of a building and it would be one more thing that you would constantly be pitching money into. Melanie reiterated, she had not seen anything that says to her, that it is well known or what the information he presented is based upon.

Secondly she addressed the vacated library space be suggested that it could be used for the history center. The historical documents for the town of Belgrade need to be preserved properly and they are not being preserved properly now, nor will they be in this building (Center) where there is dampness and roof leaking. She feels we will be no better storing them here (Center) than we are storing them in Nan Mairs basement and in the woodshed. She hesitates to think that this would be a better option for us than trying to make sure that we take the step to preserve the history and the artifacts that this town is based on in the way that if we have not been charged to do then we should be charging ourselves to do it. This is our responsibility as the adults in this town, and is our responsibility to future generations of Belgrade. Melanie stated that she does not want us to think that we can just stick them in another closet and this is the right thing to do. Melanie said she was glad that Ernie had taken the steps that he has taken and put together something that we can easily look at and sort of try to picture one thing against another, but the towns that he has spoken with, does not have any mention of what types of in kind donations they had, if there was there land donated, if there was work donated, if there was construction done, and if someone had come in like we did with the fire department where the volunteers spent a full day creating parking spaces and

all those things that are not part of the cost of the building. These things would be part of the cost of the building if those towns did not have that same kind of volunteer base. Melanie stated that it does not seem that those same sorts of questions were asked of those folks and, so I do not want people to leave thinking we are actually comparing apples to apples, because in the one basket there are three years of effort behind it and really trying to look at all those different fruits that there is a mix of fruits here and just apples over here. I worry that this is the seed that gets planted is that could we do this dirt cheap, we probably could, but we would be looking at the same fossil fuels we are looking at now and do we want to do this dirt cheap and throw up a trailer and have that be the town office and have that be our history center. I want to drive by on Rt. 27 and say look at what we came together and did and look at that plaque in the lobby that says every single person who came in here and swung a hammer or donated a piece of lumber, every single person in this town should want to be part of this and be really proud of it.

Ernie replied that he will answer every one of Melanie's questions as best as he can. He reminded Melanie that she took an oath, for a neutral position as a selectperson, and he feels she is not representing him as a voter by sitting there having already a fore drawn conclusion as to what she wants.

First, the library, the Friends of the Library, is twelve people and I do not speak for them and I will make sure they speak to you, so you can be made aware of what their grand plan was, for it is real, it is factual and it is very obvious that they currently now do own the property and they have a rough idea of what it is going to cost them to renovate or build new. This may change in the near future when they realize how inexpensively you can get things done. I am not going to address the Friends of the Library any more now, but I do know for a fact, that our Library Trustees have been given notice that the Friends of the Library are very concerned about what is happening with pushing this Library and holding up the town office and having to build a larger facility as a town office to support a grandiose library. I am not against the Library and the library people I have spoken to, but the two-hundred and forty three signatures I have here, I am speaking for those people, they are not against the Library, but there is a limit and it does not address our needs.

Ernie requested what the second item to address was from Melanie.

Melanie said the history center. Melanie said she would like to step back a moment, because the oath she took was not to not have an opinion, and not to be able to express my opinion, I believe firmly in the history of Belgrade and for the five years I have said that, this is something I have stated again and again.

Ernie said that he felt this was very true, but he thinks there is a much better solution. The documents that we have, if the town would opt to enter a separate article to purchase a couple pieces of new technology, we could have in our town office a piece of equipment that we could copy all of our documentation and it could be saved to a file. If the historian could bring in all the historical documents and save them to a file that could be retrieved so that we would not have to worry about them deteriorating any

more. For a very small price we can preserve our documents. This equipment would also be capable of printing our town report. I am not sure what this cost us annually, but probably this is \$6,000 to \$8,000 a year. Within a couple of years we would own this unit and we would have the history of this town all preserved in a file we could retrieve any time we wanted. As to the actual hard things, I do not know what these consist of; I have never seen any of these items. I agree we should preserve the history of this town, but I think this would be a great way to do it and it would be safe.

On the subject of how these towns did their budgets, Turner for example, that was subcontract it out. They actually appropriated money ahead of time so when the bids came in for the project, they paid cash for it. As far as Turner goes, they tore down their old building; they had some local outfit do the paving. Ernie said his proposal has taken into account that we don't have any of these resources. According to the architect, he assures me that \$100,000 which is appropriated for this would more than do the job. The other issue on the building construction concerns the fossil fuel; he believed that they went with a petroleum based product. He said that he thought natural gas should be our source of fuel. The building should be designed so that it can be easily be converted over to new technology that is in the works and he said that he would be more than glad to provide the board with the websites that can tell us that, if we go with gas, the new technologies that are coming, we can convert the new energy source to run our buildings based on what's in the mix. There are things in the works, they are real, there are companies that are actually new and they are thriving, they do not exist in the United States as we are actually behind the rest of the world. He said that he has done substantial research on this and would be more than glad to share that information with anyone and will provide all the links to those websites so you can see it for real and for what it is. This building can be based upon green technology super insulated, super windows and if you read PCA resume, you will understand. All of the Maine State housing buildings today are required to be built green.

Dennis Purington asked Ernie Rice that in the petition it does not address where this building will be built and how we will fund it. He said he has seen the breakdown on the handed out spreadsheet. Ernie said if you look at the draft referendum question presented by the building committee we anticipated \$200,000 out of the sale of the existing office. The purchase of the land is \$100,000 and this is also the same number used by the building committee and this money is money allotted by the building committee and wherever they were going to buy their land and to complete land improvements he figured these same numbers could be used for their municipal stand alone building. Now he said does he know factual numbers, he assumes that since this information came from the building committee, there were several of those people, and if this number is an accurate number we can actually purchase a piece of property and do the land work for \$100,000 because this is what they were told based on the 7,455 square foot building. He did not pull the number out of thin air and did not go around and look for pieces of property, but he assumed someone must have done this.

Dennis Purington said he thought this number already included the land that the Friends of the Library have already purchased. We own a piece of property which is the only property large enough to do a town building is the gravel pit down by the post office.

Did the petition envision a particular place where the building will be built, this is where his concern is coming from, is where will we put it.

Ernie said the petition was not designed to say we want the building in the gravel pit. If it is appropriate to be there then so be it. All we are saying is number one, we have leeway here, the total cost of \$731,800, so if we have to buy a piece of property and pay \$100,000 for it, we can insert that in and increase this number to \$831,000 and we can increase the bond by another \$100,000 if that is what is required, but he said he knows that this may be an assumption, but the stand alone building that is going to sit on someone else's property, because the arrangement with those people are that we would build them a library that is the only way they are going to give us that property, so if there is no library in a stand alone building, how can we assume that the \$100,000 is going to put a building on that piece of property. He said he would be surprised that if we took a look at it and if we used that piece of property according to the municipal center it says the cost are zero to do any land improvements, so somehow we are going to go down there and do improvements and this is not going to cost us anything.

Dennis Purington said his point is that if we are going to have an article on the town warrant, which we are, then we ought to deal with where its going to be and what costs to the town will be.

Ernie said he agrees and he would love to see a supporting article so that the people of this town can vote no if they want to get the building that they want. He said he would take it upon himself to go and search out and find a piece of property, which he could not do by tomorrow, but stated he is willing to do whatever it takes to make sure the facts are right and that the building in this town. They are only asking for a choice they are not against the library or the history center. They all want those things and they believe in preserving those things, but would like to do it in an economical and reasonable manner. He is willing to do whatever the board needs to answer questions and he is willing to provide the supporting documentation. He has the sights for green building and stated that everyone will not believe what is coming down the pike.

Melanie Jewell said that maybe we have looked at a lot of options and are pretty aware of whats coming down the pike. My concern is that the assumption was being made that a building that we could make a building of that size now using that technology that would be comparable in costs to the building that you sited that did not use green technology. That was her question. She stated that she is pretty hip to the whole solar, wind power, natural gas and the composter and the gardening thing and she tries to cover her bases.

Ernie replied that he is going out on a limb, but that is dinosaur technology. There are now units out there that break the laws of physics that require no fuel, no moving parts to generate electricity. They now use water as a fuel in a big way, in factories, in heating hotels. It is unbelievable what is available out there. He provided examples; in Blacklight in New Jersey has units that have contracts with large companies in which water is the base fuel which generates mega watts of power, those units are going to be

reduced down to size to throw into our town office to generate our own electricity, we do not need to spend a lot of money on geo thermal, this is not the answer and neither is wind or solar power, which you would not get much out of this time of year this will not heat water or provide enough electricity and those two forms of green energy are very expensive, but if we design the building right so that it is insulated appropriately, has the proper green as the state requires today, which it would be, and I say this because that building ,if you realize how big the 20,000 foot building is in Waterville, with an elevator, green technology, now these are units that have housing units in them with plumbing and everything, \$115, 000 a square foot is what it cost to build it, because no one kicked in the extra mayo. We can build this, we just need to have all of our eggs lined up, if you want to know where the building site will be, I will see if I can find one.

Dan Newman said that reviewing your chart, and so that we are comparing apples to apples, if you are going to use the \$1.17 a square foot or the \$117.00 a square foot, then we need to look at those numbers across the board, because obviously if we built the multipurpose facility and went to the person you went to then they should be able to build the multipurpose facility for the same cost by foot.

Ernie said that this is possible, but I cannot tell you where the building committee received there numbers.

Dan replied that one of the numbers was from Cianbro and he knows that from the proposal that Jack received from Sheridan were about \$191.00. The building committee was using the numbers available at the time, so if I plugged your numbers into the building committee's numbers and on the 7,455 square foot building, that brings the line below down to \$872,235 and on the next line of the municipal center this brings the amount down to \$1,717,560. This reduces the costs considerably if we use the numbers you have brought to us and so everyone understands this is an apples to apples numbers.

Ernie said yes he agrees. You know what was presented in the committee and you know what the building consisted of, and I am not sure.

The Town Manager stated that the building committee used industrial standard numbers providing by Reed Architectural and Associates and by Cianbro. The last numbers were by Cianbro. They are industrial standard numbers and the building committee recognizes that they are high end numbers, but they cannot guarantee anything until the bids prices have come in and we have heard numbers have been passed around. The building committee feels that they can do better.

Melanie said that the reason they went with the high end numbers from the building committee is that they were told, that we should not be doing an average. We should not take the low and the high and do an average that every cost analysis that was put forth for the Town of Belgrade had to be as high as it could go and that it could not exceed.

The manager said he heard this as well and one of the cautions that the building committee took is that they did not come in short, in other words having to come back to the town for money was not an option for them. They said lets go on the high side. From the onset the building committees put a number out there that was on the high side. The first number was 3.5 million dollars was put out and there were newspaper articles and comments about this number. The building committee felt that the bid process would help in the reduction of these high estimates.

Tom Streznewski said he wanted to compliment Mr. Rice on the effort he has put forth over these last couple of years. I think it is good and most people are becoming less and less involved. Most do not want to get out there and do something about issues and while he does not approve of what Mr. Rice is presenting he stated that he is doing what any good citizen should do and we should all applaud him for it. Tom shared concerns about the cost of square foot figures that the other people had mentioned. And said he wanted to compliment all the building committees. He said he had spoken with Gordon Pow at a meeting a few weeks ago and said you remind me of an instructor he had in the service. He admires the building committee for the commitment over the past two to three years. He admires the questions they have endured and the fact that they stayed the course regardless of whether we all agree on whether we need a library or a municipal center. I think that there has been some pretty tough opposition, so regardless of what your feelings are they have done a tremendous job.

Ernie Rice made a final comment. He said he did the petition at the last minute and got 243 voters out of 253 people. He said he was surprised the people in this town when he went to them and asked if they wanted to get him names. He just feels that the government that we have entrusted to run our town, would really truly step back and listen to what the people is saying. He said that he hated to see division in this town, and he has lived in Belgrade for many years and it is a great place. There are already currently rifts about the Center and now we are getting rifts about a library that really does not need to be. He said he could assure you that beyond any doubt what the plans of the Friends of the Library were. They are going to build this library and it is not going to cost us anything. Why do we want to hold up the town to build a town office that we absolutely need. Everyone says that it is falling down and we have got to have it because it could be closed down because we are out of code, yet we continue to pursue on with building whatever. I know we are going to have a library and this should not even be an issue we should be talking about anymore. Three years we have been talking about it and we do not have a town office yet. Is it going to be two to three more years? I do not believe so from the people he has spoken with in this town. I want to make sure we can get a new town office. I have been assured this guy that I have presented his resume to you, that beyond any doubt we can do this building for the dollar that he is talking about. There are some minor modifications that will need to be adjusted. We can have some other nice things in that town office and we can save the town a lot of money. We can get the library on top of this and we get to save the history center and will be able to have the material items on display here at the Center. This is not going to involve more buildings to do, we are not getting rid of this one and we are keeping the one in North Belgrade, we have the town office that we are going to have

some place and maybe we are going to have a library if it is not going to cost us anything that if it is built green it will not cost much to run. He asked that the board reach out there and truly talk to people in this town. He further stated that he feels he will have a minimum of five hundred people to vote against this big building and this is a guarantee. He feels that he has done his homework and they are ready to defeat this first article and it is over for that building. He said that we will have a new town office. It will be a building that we are not going to have to hire additional people to clean or hire new people to staff. A 15, 680 square foot building requires a lot of maintenance. This will cost a lot of money, between sick time and vacation time.

Loyce Hayslett asked permission to ask questions.

Dan Newman said that he public comments would be at the end. Dan asked the board whether or not they should allow for one individual from both sides to provide comments. The Board agreed that this is not a public hearing this is to present the article to the board to see if they were going to move forward or not.

Jack Sutton said that the question that Dennis Purington has asked needs to be examined in more depth and that is what is the funding mechanism for an article for a stand alone town office. This question really has not been answered, and until this is answered this will not be a complete proposal. The article is legal and has been accepted, but until the town votes and understands what it is getting into with the funding of this article and I think that the challenge to the Board and the budget committee is to find a mechanism to do the funding of the stand alone town office so that the two propositions are put on a comparative footing in an actionable way for each one. They have to be actionable to be valid. He has looked at both proposals as well as the funding sources for the multi purpose building or the stand alone town office. At the meeting the other evening he had an opportunity to discuss with the chair of the Planning Board that if the present town office was vacated as a town office, that what could the building be used for as it is a small and non conforming lot. He said that he did not believe that the well or the septic system is even one hundred feet. He said that at the meeting the evening before, there were a number of deficiencies listed and so in his opinion the facility has been let go. He made reference to the window sashes and the condition of the ramp, the window frames, it has not been well maintained, and we heard that the floor is sagging. Is it actually this day in age even worth the \$200,000 number that has been suggested. To him this is not a hard number and the rest of the funding is in question.

The Town Manager said on the legitimacy of the article and whether or not this is a complete article. He said that he has had a discussion with the town's attorney. The article as we read it and this may not be the intent, but was imposing a limitation on the town not to exceed 5,000 square feet and not to exceed \$1,000,000. It does not have anything else in it for a funding mechanism as we read it, but only limitation. So they were not reading it like this was a proposal to build a building, but rather a limitation of what you can do. If this is approved, then you will have to establish a committee to do something that would then define or what cost of money mechanisms are. You can do

this if you want to add another article, but that article would have to be developed quickly as we are running out of time. In any case this is how the article was reviewed, as a limitation rather than an actual proposal.

Dennis Purington said that if we do not add a funding article than you have lost not only months, but years, personally he said he is not a fan of raising money at special town meetings for projects; this is something that should be done at town meeting.

The action item will take place to finalize the warrant and place the petition article on the warrant at the budget meeting scheduled for Wednesday, January 13<sup>th</sup>.

### **New Business:**

1. Dan Hammond was present from the Kenneth Workman Youth Sports Association. He told the board that they would really like to build an ice rink in town on Workman Field right in the Center of Town. He said he has two goals; the first is to gain permission to build the ice rink as it is a town park, his second goal is for financial assistance and understands that the funding piece would be difficult at this time. The board has the proposal though and was requesting \$3,600 for financial assistance. The reason that this is at this point is that the ice rinks in town are inadequate as they are now as they are currently on a lake or in a backyard rink and this all poses a general liability risk to the town. By doing this on the Workman ball park, the KWYSA is able to obtain a general liability policy and this would cover themselves in town and hoping to gain a little extra family fun under the lights on the ball field.

Melanie Jewell asked whether the Town Manager had acquired documentation from MMA risk management regarding use of the lake or not use of the lake and she also had posted a question at the last meeting on why it would not be in our best interest to build it back here where we have already cleared it, leveled it and done all that and not have to worry in the Spring of the weight of the ice on the ball field.

The Town Manager said he had checked with MMA Risk Services about the potential of placing an ice skating area out on the lake. They said as long as it is a town operated program, it is put out by the town then it is covered under the insurance. If it is a private organization, which the Ken Workman association is, it would not be covered.

Dan said the reason they would like to place it on the ball field is for safety and security, and for their general liability policy it states that we are doing everything we can to make the area a safe environment, being we have fences and gates that will be locked up when the eight o'clock time rolls around and the lights can be shut off, they can put up visible signs as well as the area being highly visible. At the Center there are no fences, or gates to keep people out of the facility. If someone really wants to get in there it would be very difficult to keep them out, but working with Danielle Marquis from Higgins & Bolduc Insurance Agency, it shows due diligence in trying to maintain a safe place by having the gates and signs.

Danielle stated that on the insurance side the carrier did not specifically ask if it was on a lake, and this was just mentioned today. She has not had a chance to look into but she suspects that this would be a problem.

Melanie said her insurance question was mainly because wanting the two the Board of Parks & Recreation and the Kenneth Workman Youth Association working together and not so much of this dividing line again because this has been three years of like this building and the riff just keeps growing and she would like to make sure that this is not just another one of these situations where one program is privately run and making money off from the property that belongs to the Town of Belgrade, but the Town of Belgrade Board of Parks and Recreation is the heart of that fundraising or capabilities.

Dan said this is one of their goals to start mending that riff. Jessica who could not be there that evening and was invited and said she could not be there. She is planning on doing is skating lessons on the rink too. Under twelve with the lessons, no ice hockey as this is part of their general liability insurance. They are going to try to work together.

Dan Newman said that as far as putting it down on Workman Fields he is not an expert on placing water on ball fields, and know what it is going to do for damage or anything else, he leaves that to people that know what they are doing. As far as funding it, since Belgrade does do things in conjunction with the Center for All Seasons he feels next year they need to find a way to fund this through the program that Belgrade is part of versus a private organization. This year he does not believe that there is anywhere to pull funds from, there obviously has not been budgeted for.

The Manager said even though this is not funded for this year through the Board of Parks and Recreation, there is funding there. So I think is this is to become a continuing activity then this could actually be placed in there.

Melanie Jewell asked if the Board of Parks and Recreation have they stated reserve monies and they have money that would be available for recreational programs like this. Is there any collaboration with them that money could be used out of that budget.

Dan said that the Town Manager said that there is a reserve fund, but we really feel comfortable asking them to use these monies, and if it is going to be a hardship to use funds then we can fundraise for monies to start it up for this year. We just need the permission to go ahead and use the Workman Ball field. His one big thing would be if they could have plowing done at the Facility.

The Town Manager said he felt that the Town could provide the plowing.

Melanie Jewell said that it is not that the funding isn't available, the funding isn't available as the working budget for the Town of Belgrade, but there may be monies available, and not the Selectpersons emergency funds, but rather there is money available in the Parks & Recreation's budget. That money is there for recreational

purposes and I think an ice rink is a fantastic idea; this is a great thing to be doing. In the towns budget, this had not been planned for so there is not any extra money.

Bruce Plourd asked where the ice rink would set on the field, inside the field where the games are played. He further stated that if you place plastic and this type of weight on the ball field, who is going to fund next year on the repair of the grass.

Dan said that they already take care of field maintenance as a private association already. This is just to get this project through the door, and the plan is to place it in right field where the grass is already difficult to grow. There will be two lights shining down onto the rink or in left field there is some space where it could be placed. The Belgrade Lakes Business group, this could be tapped into as well as it invites families and people to the area.

Melanie said it is not that she is not for the ice rink; funding wise she feels that we need to work together. That is what the money is there for that is what the town has appropriated those monies for.

The Town Manager recommended that Dan approached the Board of Parks & Recreation to request support from their reserves towards this years efforts on the ice rink and then next year get together with them to get the funding into place in their budget.

Dan doesn't that Board have to come back through this board?

The Town Manager replied that they do.

Melanie said that they can make the recommendation to the Board of Selectpersons, that said amount of monies come out of the reserve fund for the purpose of building an ice rink not to exceed a certain amount and it does not have to go out to RFP because it is not more than \$5,000 so its authorization that can be made between the Board of Parks & Recreation and the Board of Selectpersons, because the monies exist in the account they just need to be specified.

Dan Newman said that for funding purposes for next year they would have to do this right off if they want to do this by next winter.

So Melanie said if you could get to them in the next two weeks and get back to the Board meeting, you can start building.

Dan said that he would just like permission tonight and requests this and he will deal with the rest of it another time.

Dan Newman said he does not have a problem with it as long as the town does not get stuck with the repairs on the ball field.

Ricky Damren asked if the town was going to pay someone overtime to come in and plow the field.

The Town Manager said he thought the town could help provide support in the plowing,.

Rick Damren said that if the facility is going to be open on Friday, Saturday and Sunday then someone is going to have to go in and plow the facility, are we going to pay someone overtime to do this.

The Town Manager stated that we would if needed.

Scott said that he does not have a problem plowing the facility, but if they could find someone to do the initial cleaning of the facility would be good.

Melanie Jewell made a motion to allow for plowing and to allow the Kenneth Workman Association to request funds from the Reserve Fund from the Board of Parks & Recreation solely for the purpose of constructing a public ice rink facility. Bruce Plourd seconded the motion. **CLOSED 5/0**

2. The Town Manager provided an overview on the “conflict of interest” discussion item in relation to the role of Jack Sutton as a budget committee member. His comments relative to the building and building committees work. **(Please see the attached emails on the conflict of interest law relative to the State of Maine)**

Dan Newman said he had reviewed everything sent to him by the Town Manager and by the book, he does not see a conflict of interest. The only thing that concerns him, is that he wished Jack had done differently, was even though the report was done as a private citizen it was addressed to the budget committee. If you are doing it as a private citizen, Dan felt it should have been brought to the board of Selectpersons for review. Other than this he stated that he does not see a conflict of interest as far as the law is concerned.

Melanie Jewell said that she did not feel legally that there is a conflict of interest, and she did not think so at the last meeting. She has been through her book and reviewed the information provided. She said she does feel that it is unprecedented and she hesitates to commend for it particularly, because it opens it up to the future to more of this. She did not see in the Budget Committee what their responsibilities are the responsibility is to prevent a counter argument or an opposing position on something. She hesitates because she thinks what if the road commissioner puts together his budget and there are certain roads that the road commissioner feels needs to be addressed next year, but then someone on the board of Selectpersons or the Budget committee thinks that the roads that they live on should take precedence and then they put together a counter proposal. I think that the job is to work together and that our job here was to review the information that came in based upon all the criteria that was given to the building committee much of which was based upon what you were

requesting over the last three years, every step that you requested was addressed and she felt that the proposal going just to the budget committee was intended loosely because there were two new budget committee members who were not here for the history and her concern is that the underlying meaning was to maybe sway those folks into an opinion because they had not been here for the whole course. Emotionally speaking it felt like a conflict to her, but legally speaking it is not a conflict of interest.

Jack Sutton said that the issue goes to the heart of what budgeting is and what the budget committee is supposed to do and what its fundamental responsibility and obligations are. Up until a few months ago there were a few vacancies on the budget committee and he went around and he spoke with several individuals that he thought would make good budget committee members. Before he went and solicited members, he put down a few points on what he thought were the good makings of a budget committee person.

He/she is;

- Knowledgeable and interested in town affairs
- respected in the community
- Open minded with a positive outlook
- Able to analyze issues objectively
- Able to work productively within a group
- Willingness to go out and speak his/her mind
- willing to do individual research related to town questions
- Able to draw upon relevant financial and or managerial experience
- Reliable to attend and participate in meetings
- He/she brings some geographical balance in town to the budget committee

These were his guiding principles in looking for potential candidates for the budget committee. I said that he thinks it is a dereliction of duty on the part of any budget committee member to simply roll over for what his placed in front of him/her. The art of budgeting is to state below the surface and to find out through his or her satisfaction that what is being presented and voted on is the right material and the right balance and I think it emits research and independence of discussion is a critical factor in this. Yes, he did seek this information as an individual and yes he is a member of the budget committee the two are intertwined he said he was sorry to say. He said he thought perhaps because he had personal knowledge of a facility up the road that is of the general size a nature of a stand alone town office. A stand alone town office question has been on the table since the last town meeting. The article relating to the multipurpose building at the last town meeting was defeated. He knew that the petition has been circulating around and he has not had anything to do with it, nor has he signed it. He said he thought it was absolutely germane to the point of town affairs and to the budget committee and the selectman personally were dealing with to have an up to date refresher of what a building of the type that's that a stand alone town office would probably be, to have this information and to be able to present it. He received the information the day before, put it together with a letter that was done at about 5:00 p.m. before the meeting, he said he had brought copies down to give to the budget

committee which he thought was the right thing to do and at the same time I gave a copy to the chair of the board, I gave a copy to the town manager, and I gave a copy to Mary Vogel who made copies and he was not sure where they were distributed. He said it was a public document. He would like to proceed and understands that things are said in the heat of the moment that maybe if they had been thought over a little bit, may not have been said quite the same way. I am perfectly happy to overlook it on my part, but what I will not overlook is a cloud over my head, because I do not get paid enough for this job to go downtown with a cloud of a conflict of interest over my head. I do not have a conflict of interest in any way shape or problem, and I will not stand for it.

Gordon Pow addressed Jack Sutton and the public. Jack, none of us get paid to handle this type of abuse, I apologize I was wrong. You should be thanked for the years of hard work and dedication and service you have given to this town. It was unfair of me to rush to judgment based upon a memo which I had received a few minutes before I spoke. He apologized.

Jack accepted his apology.

There was some discussion about how or what should be voted on. The Town Manager said the actual action is on whether a conflict of interest exists or not.

Ricky Damren made a motion that there was no conflict of interest on the part of Jack Sutton. Dan Newman seconded the motion. **CLOSED 5/0**

3. The Board reviewed the RFPS for 2010 Electrical, Plumbing & Heating. The Manager said that every year we put this out to ensure that everyone that wants an opportunity to bid on it and provide the town with services. This ensures that the work is being farmed out equitably. These have been the big issues in the last couple of years. We submitted the RFP in early December and received two bids on the Plumbing & Heating and three bids for electrical work. Facility Maintenance reviewed the bids. There was a close issue on one item. The manager and facility maintenance were recommending Bob the Plumber for plumbing & heating services and Kaplan Electrical for electrical services. The RFP also mentioned that if the work is not done in sufficient time, then the Town reserves the right to hire another contractor.

Dan Newman said he would like to see a uniform bid sheet next year when these bids go out.

Ricky Damren made a motion to accept the bids of Bob the Plumber for the plumbing & heating services and Kaplan Electric for electrical services for the year of 2010. Bruce Plourd seconded the motion. **CLOSED 5/0**

There was some discussion to consider entering into a multi-year bid when the bids go out next time.

4. The Board reviewed the application of John Vogt to the Board of Assessment Review. Ricky Damren made a motion to approve of the appointment of John Vogt to the Board of Assessment Review for a three year period to expire 2012. Bruce Plourd seconded the motion. **CLOSED 5/0**

5. The Board reviewed the personal property abatement for **Pitney Bowes** for the amount of **\$4.27**. Ricky Damren made a motion to approve of the abatement to Pitney Bowes for the amount of **\$4.27**. Bruce Plourd seconded the motion. **CLOSED 5/0**

6. The Board reviewed the Animal Control contract. This is for the 2010; this additional amount has already been included into the budget process, which was approved of. The increase is about \$600.00 due to increased activity. Ricky Damren made a motion to approve of the new contract for the Animal Control Officer, Kathleen Ross, for the 2010 budget year. Melanie Jewell seconded the motion. **CLOSED 5/0**

7. The Board reviewed Municipal **Warrant #56** for the amount of **\$1,864,261.14**. Melanie Jewell made a motion to approve of **Municipal Warrant #56** for the amount of **\$1,864,261.14**. Ricky Damren seconded the motion. **CLOSED 5/0** The second **Municipal Warrant #2** for the amount of **\$38,505.69**. Melanie Jewell made a motion to approve of **Municipal Warrant #2** for the amount of **\$38,505.69**. Ricky Damren seconded the motion. **CLOSED 5/0**

8. The Board reviewed **Manual Warrant #2425** for the amount of **\$14,877.04**. Dan Newman made a motion to approve of **Manual Warrant #2425** for the amount of **\$14,877.04**.

#### **Updates & Announcements:**

- The Town Manager commented there have been a number of complaints about the snowplowing and sanding of the roads recently. Rout 135, the Wings Mill Road and the West Road were all in very poor condition. The manager has spoken with the contractors and reminded them that their contracts require them to remove snow when only one inch has accumulated.
- He reviewed some of the information regarding the Road Simplification Study meetings.
- The Docks to Doorways group is trying to involve the town keeping them updated on the land and space they are purchasing. He will keep the board informed on how this is moving forward.

Public Comments:

\*Loyce Hayslett asked Ernie Rice, he said that in his supportive report to the Selectpersons and the Budget Committee that he had done his homework and had done research and yet she really has to ask where he had gotten the information about the library, you said it is a well known fact that the Friends of the Library's goal was to purchase Paul Hammond's home then remodel and or add on to provide a nice quaint town library, the Friends would raise funds and complete renovations and then donate the library to the Town. The Friends of the Library now own the building and land and they are working to raise money for renovations. She asks where this information had come from; she asked if he had gone to the Library Board, the librarian, where did this information come from.

\*Ernie replied that it came from a friend of the friend of the library.

\* Loyce said that she is also a Friend of the library and that information is false. The library Board has the responsibility to oversee the library, the budget of the library and is responsible to the Selectpersons. The Library Board is the unit that has developed the plan for building a library in Belgrade; six years ago they started and made this plan. There are no plans that the Library Board is considering to renovate the house. True the Friends do own the house and the plan is to have a library on that property, hopefully part of a municipal center and that is the Library Boards position they are behind the municipal center. Also you say that they are raising money for renovations, the library committees mandate is to build a larger centrally located library, there is nobody talking about renovating that house. She expressed concerns that these false statements are out in town. Is this document an official document? She does not feel that Mr. Rice did his homework and that he should have talked to somebody talk to somebody who works for the Library.

\* Fred Kohler said that he felt the information that Mr. Rice has is accurate regarding the library and he feels to settle the issue, it would be an excellent idea for the Friends of the Library to meet with the Selectman and actually have it right from the horse's mouth their true feelings and intentions. I strongly believe that the majority if not all the Friends of the Library are in favor of a nice public library on its own to have on the property is their desire. And this is the reason that they worked so hard to acquire it that way, but again I would suggest that there should be a meeting to get this settled. Just recently the Friends of the Library submitted a letter to the Board of Trustees of the Library expressing their concerns, their really deep concerns regarding the direction they have been going. I personally feel that the Hammond property is a very nice location for a stand alone library, being adjacent to the school is very good access for the school children to be able to attend during the day, they can be escorted over by teachers during the day for special programs. Additionally I would perceive a lot of the aggravations between the town hall operation and the library, as to say operating hours, say maybe the library wants to add a special program on a Saturday or a Sunday, you are going to have to open up a 15,000 square foot building on a Sunday afternoon. Who is in charge of the maintenance and what if in the future the Library wants to expand, they would have their own building and would be able to expand as they wish or as they can afford to do so. So, I think that there has been a bit of a miss feeling that

individuals who are opposed to the Municipal Center are also opposed to the Library. This is not the case, I strongly support a library, but I support a stand alone library and I believe that the Hammond property is an ideal location and I believe the young children being able to access that library as youngsters, this will build up a tradition for when they are older to consider using the library. He feels that this is an ideal setup, and urges that the Friends of the Library meet with Selectpersons and express their views so they can get this issue straightened out.

\* Ernie Rice said that he wanted to make it perfectly clear that he got the information from a friend who is a member of the Friends of the Library. I know that the Friends really want to have a stand alone quaint library that they have no control over, and he has been given this information. There are twelve members of the Friends of the Library and if his information is right and not all twelve people agree. He said he does not give out false information, he is repeating what he was told. If this is inaccurate then speak to the Friends of the Library and they can square you up on it.

The Town Manager brought to the table information that was developed over a year and a half ago. When the initial committee agreed to the board with the property there had been all sorts of areas that were looked at for a location. When this property became available and when the Friends were considering purchasing it there was a document signed by the Friends with the Town, because we had to under Article 27 of the 2008 Town Meeting Warrant, secure a site for a municipal center in a central location. All the sites were reviewed and that site was the best out of the ones that were available, the Friends purchased the property and signed an agreement with the Town that if by a certain date the town were to authorize the construction of a municipal center, the Friends would provide that property to the Town, So at least from his understanding as Town Manager there is a document out there that says the Friends were going to do this. This was signed by the President of the Friends and the Town entered into a document in good faith that the Friends had done this. This is the first he has heard, but he wanted to make sure brought information back to the public.

\*Greg Keene stated that they did as a committee look at the stand alone building that is something that seems to be overlooked. The amount of floor space or the square footage was not determined by the building committee, it was determined by what had been given to the building committee for information to work with. To limit the square footage to something less it to limit it to something less than what the committee was required to look at. It is his understanding that the square footage that the town office would be using includes things like bathrooms, utility closets, electrical closets, etc. So when we looked at these items, these were common spaces to the other entities in the multi- function building, but they have to be present also in the stand alone town office. The square footage was determined by the people in the town office and I know that you used some other towns and what they had for square footage that is there choice in their determination of what they do, our square footage was determined by what our town needs. To limit it to 5,000 square feet does not take into consideration what the town need and the common areas such as the meeting areas, bathrooms, mechanical and electrical.

David Drouin would like to ask about the 5,000 square feet and would this be sufficient and what is the amount of square footage being used now.

The Town Manager said that we are using about 1900 square feet right now.

David Drouin said he is interested in his taxes as well as everybody else, but it does not seem to make sense to him to build a building with the gross of 5,000 square feet, where we are currently using about 2,000 at the office and it is crammed to the walls. If we were to space out what we have now we would probably take up another 700 to 800 square feet, maybe even a thousand. At this we are almost back to the 3,500, in other words we are back to square one and we have a million dollars. He is not against a standalone building; he wants a library and feels it would be ridiculous to not have a food pantry in town. I think a library is something that is needed, and he feels that everyone needs to put hard feelings behind us and work together. I do not see where this building of 5,000 square feet makes a lot of sense to me. I would hate to see people vote on something because of the cost and we would be in the same position we are now.

Ernie said he is not saying anything about the Friends and he is aware of the contract, but this does not alter the fact that their grand plan was in place. I am not saying that they want to close that contract out and go forward with it, I am saying that if the board and this new building, the standalone building that the contract becomes null and void that they will pursue and build a new library. I am not saying that they want to get out of something to pursue something else; they still want to have a new library, so they are still on board as far as they have their land and whatever. I am just expressing the fact that if we do not follow through and build that new building, and they build their library with it is their prerogative. As to the size of this 5,000 square foot building, it is much bigger than we will need and if you doubt this I advise you to go to the Turner Town Office and the Green Town office, go to the Sabbatus Town Office. We are a town that has a distance and there are only a few things we do in the town office. He feels that the 5,000 square foot building will meet our needs. Turner has a built in vault and plenty of space. He said we have the Center for All Seasons and the facility in North Belgrade, but I suppose we could have another meeting room.

Gayle Finkbeiner asked the Town Manager about the petition that was handed in are you saying that the lawyers are saying that essentially however this is worded there is going to be a limitation on how much space and how much is spent, it is not going to have a limitation on what is going to go into the Town Office and whether or not it will be a food pantry, library or historical artifact section. Do you need a separate article for the funding?

The Town Manager said that this article does not really contain a funding mechanism, so essentially the article amounts to a limitation article, limitation of square footage and limitation on the amount of the money that is spent. Some people may ask is the article complete. The lawyer reviewed and it was determined that the article was complete.

Fred Kohler asked if it would be wise to have a Belgrade Committee visit the other facilities mentioned to look at them.

Melanie Jewell stated that there was a trip made to the Sabattus Town office because this was the original one touted, as to what we could do here in Belgrade. The folks at this town office had already out grown the space and had tables in the hallway for materials that they no longer had space to store in their original storage plan. Their comment was not to do what they did.

Fred said that there are two others that have been mentioned.

Melanie Jewell said that she drives by one called Beaver Cove, that is a small town between Greenville and Kakadjo and their building is beautiful because their town's philosophy was what we can do, what we can pull the town's people together for and what makes a statement. When you go by this building you stop and look, because it is beautiful and it is representative of the folks that live there and there is a little recreation spot and there is stuff for people to stop to go in and look at and have a sense of that community.

Fred Kohler asked, is this what we want is something nice to look at or something that can function and considering roughly 10% unemployment and people on food stamps ,people struggling with their mortgage, we need something that is adequate that will be sufficient. We are not looking for a Tashma Hall, the majority of the people in the town are struggling to make ends meet with the way it is now, and they do not need a 15,000 square foot building. We are paying 1.1 million in interest; to me this is a fantastic figure to be paying for lending for a town of 3,000 or so people.

Ernie Rice said that the town manager asked if the petition was right, well it is and it isn't. It is a limiting article as to the size and cost of the building, but the petition is shall the town approve the following capital improvement project, this misses the funding of this, and when you are doing a petition you cannot put all this information on, you just need to put the basic question about what you are looking to establish and we are looking to establish one building, not to exceed 5,000 square feet in area, which will be used for town offices and the cost of which to not exceed \$1,000,000 including engineering, transaction cost and other expenses. A lawyer named Jed Davis who is a municipal lawyer, draw up the petition and then Preti Flaherty reviewed it to make sure it was legal. We do not need a grandiose building and I want to make it perfectly clear that if there is anyway we can get a supporting article I will donate whatever time is required, I am retired and I am willing to do more research that is required for Selectpersons meetings, budget committee meetings, I will go out of my way to get whatever information that I can find to get some support so that we have two choices. I think that the voters want to start building and they want the option to have a stand alone building.

The Manager said that the only part that he forgot that he is not saying that you can interpret it anyway you want. Only that looking at it, it is a clean legal article and it is not

ambiguous and this is how the lawyer read it. I do not read it authorizing the town to raise and appropriate any funds.

Bill Wadleigh asked if the building was just under 4.7 million, it's this price minus whatever we get for grants. Is this going to be put out to vote at 4.7 million or at 2 million? There has to be with the article a treasurer's statement that will say the town has zero money and authorizes the town to raise money and to bond 3.1 million. This is a complex article and a complex project. Bill said that you are going to have to make it simple enough so people are going to understand it.

Tom Streznewski said he had a few comments he would like to add in. The interest is going to cost the town and we do not know how much the stand alone building will be. Right now we are comparing apples to oranges, so until we get a funding mechanism how are we going to do it, are we going to raise all the money at once and how many hundred dollars is that going to be per the valuation and how many years to build the stand alone building or are we going to bond this out over a number of years. We really cannot compare apples to apples. A couple of things I heard about the library is that we can go to Oakland or to Augusta; a round trip is going to be a gallon of gas or more. This would come to about \$150 a year for gas versus \$72 a year in tax increase on a \$200,000 home. So if you go to the library once a week this would be a cost savings just in gas.

Dan Newman thanked everyone for their comments.

Ricky Damren made a motion to adjourn the meeting at 9:05 p.m. Bruce Plourd seconded the motion. **CLOSED 5/0**

Respectfully Submitted,  
Mary J. Vogel, Executive Secretary to the Board of Selectpersons

