

TOWN OF BELGRADE BOARD OF SELECTPERSONS MEETING AGENDA

TUESDAY / OCTOBER 6, 2009 / 7:00 P.M./ TOWN OFFICE

Meeting Convened 7:00 p.m. / Entered into Executive Session 9:15 p.m. / Re-entered Board meeting 9:20 p.m. / Re-entered Executive Session 9:22 p.m. / Re-entered Board meeting 9:24 p.m. / Adjourned 9:35 p.m.

Officials in Attendance:

Dan Newman	Selectperson, Chair	Jack Sutton	Budget Committee
Chris Merrow	Selectperson, V. Chair	Dennis Purington,	Budget Committee
Melanie Jewell	Selectperson	Tom Streznewski,	Budget Committee
Bruce Plourd	Selectperson	Gayle Finkbeiner,	Budget Committee
Ricky Damren	Selectperson	Mike Barrett,	Building Committee
Pat Pow	Library Trustee	Gordon Pow,	Building Committee
Loyce Hayslett,	Library Trustee	Greg Keene,	Transfer St. Committee
Marcia Haigh	Town Librarian	Dennis Keschl,	Town Manager
Scott Damren	Facility Maintenance		

Others in Attendance: Ziggy Streznewski, Robbie Duplisea, Ellery Bane and Peter Doran

Order of Business:

1. The Board reviewed the meeting minutes of the September 15th, 2009 meeting. Ricky Damren made a motion to accept the minutes. Melanie Jewell seconded the motion. **CLOSED 4/0/1 ABSTAIN (DAN NEWMAN)**

Unfinished Business:

1. The Town Manager informed the Board that there are ongoing discussions concerning the rental of the North Belgrade Community Center. The facility uses approximately 750 gallons of fuel a year set at 55 degrees. The estimated electricity usage is \$118.00 a month. The approximate operational cost of the facility is about \$4,500.00 a year. At \$500.00 a month rental, this would provide \$6,000 a year in revenue, and roughly will provide the town with an excess of \$1,500 a year. The Town Manager stated he would continue discussions with the Beneckes to negotiate a price of \$500 to \$600 a year. He suggested that the Board could authorize the rental for a year and then look at actual costs at the end of that year. The Beneckes will have to place a fence around the area, as this is one of the requirements from DHS.
2. The Town Manager informed the Board that he had received the bid documents on the total project cost of building a new salt/sand shed. **(Please see the attached documents)** There is a Road Committee meeting set up for next week, Wednesday, October 14th at 4 p.m. to discuss what approach should be taken for the 2010 budget. The State has agreed to use our sand/salt mix and to reimburse the Town for the amount that they use at the Town's rate. The State expressed that they will turn over the land if the Town builds within a five year timeframe. They would like to retain ownership of the road that leads up to David Steven's pit. The estimated cost of building the sand/salt shed is \$310,000.00.
3. Mike Barrett was present for the discussion of the new schedule of the building committee. He informed the board that the recommended vote from the committee was to move forward with a secret ballot referendum for the March Town Meeting. The committee is recommending that the whole project be put to referendum, this will allow for a maximum number of people to participate

in voting. The Town Manager conveyed that the committee has rethought holding the referendum in December and recognizes there is a lot of work that needs to take place on the public education piece of the project, as the committee intends on contacting every resident. The referendum question will need to be developed by the middle of December.

Mike Barrett informed the Board that even though they are moving forward with the referendum question in March, the project will not move forward until the remaining money from the Library is in place.

Peter Doran commented that he would like to see the project move ahead as he is in favor of moving forward with building a new and larger library.

Jack Sutton asked how much will be asked of the town and if the information on the turnaround rate will be available along with a timeframe, as he feels that there are concerns with the current town office.

The Town Manager said right now there are no actual numbers, within the 2 to 2.5 million dollar range is what is expected. The amount raised would probably be by bond and this would be figured on an annual basis.

Gayle Finkbeiner asked roughly what the final numbers needed are; whole project, engineering, bonding and the amount the library is committed to raising.

The Town Manager said the money raised will not be spent until the Library raises their portion of money; the only anticipated money that may be spent is the money for the engineering study. The Building Committee will do their best to give cost analysis and provide the information the public wants.

Ricky Damren said that he feels that the budget should not have approximates and they should have exact amounts.

The Town Manager said that their will be actual on the engineering, but there is no way to provide any definitive numbers, it will be an analysis based upon best management practices in the industry.

Dennis Purington stated that the operational cost of the facility will be an unknown.

Melanie Jewell commented that she feels taking it to the Town Meeting on the Friday before will give the town an answer and free up the Friends of the Library so they will be able to move forward to build on their own land.

The Selectboard, Town Manager and others in attendance congratulated the Building Committee on all the work they have done thus far.

Mike Barrett asked if the Board was in favor of the committee placing the question of the new municipal facility on the March Town referendum.

Ricky Damren made a motion to approve of placing the question before the voters at the March 2010 Town Meeting secret ballot referendum. Melanie Jewell seconded the motion. **CLOSED 5/0**

4. The Town Manager informed the Board that there had been a meeting to discuss the alleged violations of Salmon Lake Dam. The DEP understands the history of management of the Dams Committee. They have concerns however that there are no records. They are drafting up a consent agreement and the manager is not sure whether or not there will be a penalty. He does

not feel that we violated the CFS and does not feel that DEP can prove that the town did violate it. He will get back to the Board with more information as soon as there is something to report.

5. The Board reviewed the "Elected Officials Recall Ordinance". The manager said that this arose because of a issue a few years ago. The Board made some minor changes. The manager will make the necessary changes and bring it back to the Board for final review before it is placed before the voters.

New Business:

1. The Town Manager provided some background concerning the discussion of the factor revaluation proposal. RJD Duplisea provided a proposal to the Town in 2007. The shore-frontage is increasing faster than back property and the question is does this provide a fair and equitable tax to the towns residents. The Dupliseas provided a proposal to the Budget Committee in August. **(Please see the attached proposal)** Off water properties are paying more than their fair share as the waterfront properties are failing State Assessments falling in the 60's percentile. **(Please see the attached Report of the Assessment Review for the Town of Belgrade)**

Ellery Bane, assessing contractor, stated that he is in Belgrade twice a month and he is seeing regular growth in the town in land sales as well as waterfront that exceed the 2009 valuation, even though the waterfront is more exaggerated.

Duplisea stated that he does not feel that the town can wait another four years before it undergoes a revaluation. They will keep the \$44,000 for factoring and sales analysis for April 2010, and this can be done in a three month window, and then would hold hearings in the summertime.

Ricky Damren commented that would this have to go out to bid.

The Town Manager said that it would as it is over the \$10,000 mark.

Robbie Duplisea stated that RJD's proposal would not be more than \$44,000 as recommended by the Town's assessing agent.

The Board agreed to have the Town Manager develop an article for the factor revaluation for the 2010 budget.

- 2 The Town Manager reviewed a list of proposed budgetary items for the 2010 budget year. **(Please see the attached list; this has been updated to reflect the Board decision to place items in the budget)**

The Board has decided to hold the 2010 budget meeting on Sunday, November 15th at 8:30 a.m., at the Town Office. A notice will go out to all department heads and social service agencies.

3. The Board reviewed the information of a meeting of the Emergency Communications Service Bureau, for the purpose of discussing the reduction of PSAPs. The Town Manager will attend the meeting. Ricky Damren will also try to attend.
4. The Town Manger said that there was a late notice about getting the grant in for the State of Maine Homeland Security Grant and therefore he was not able to bring it before the board for approval. The numbers have been changed from \$14,234 to \$24,415.

Ricky Damren made a motion to approve of the submission of a grant application for the 2009 State of Maine Homeland Security Grant. Bruce Plourd seconded the motion. **CLOSED 5/0**

5. The Town Manager informed the board he had attended a gathering at the Blaine House to recognize the Town of Belgrade for establishing the Spirit of America Award.
6. The Board reviewed the personal property tax abatement to Inergy Propane, LLC for the amount of \$139.59. Ricky Damren made a motion to approve of the personal property tax abatement to Inergy Propane, LLC for the amount of \$139.59. Bruce Plourd seconded the motion. **CLOSED 5/0**
- 7 The Board reviewed **Municipal Warrant # 43** for the amount of **\$467,056.83**. Bruce Plourd made a motion to approve of **Municipal Warrant #43** for the amount of **\$467,056.83**. Ricky Damren seconded the motion. **CLOSED 4/0/1 ABSTAIN (DAN NEWMAN)**
8. The Board reviewed **Manual Warrant # 2411** for the amount of **\$5,936.04**. Chris Merrow made a motion to approve of **Manual Warrant #2411** for the amount of **\$5,936.04**. Ricky Damren seconded the motion. **CLOSED 5/0**

Updates & Announcements:

- Town Manager Update (**Please see the attached updates**)
- The Town Manager will have the clerk speak with our assessor to get a more complete description of equipment for personal property for Kennebec Millworks.
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Executive Session:

Ricky Damren made a motion to enter into executive session at 9:15 p.m. pursuant to M.R.S.A. 1 § 405(6)(F) for the discussion of a payment arrangement for past due taxes. Ricky Damren made a motion to re-enter the Board meeting at 9:20 p.m. Bruce Plourd seconded the motion. **CLOSED 5/0** Ricky Damren made a motion to accept the payment arrangement of **Case # 12**. Melanie Jewell seconded the motion. **CLOSED 5/0**

Ricky Damren made a motion to enter into executive session at 9:22 p.m. pursuant to M.R.S.A. 1 405 (6)(F) for the purpose of discussing a poverty abatement for two years. Bruce Plourd seconded the motion. **CLOSED 5/0** Ricky Damren made a motion to re-enter the board meeting at 9:24 p.m... Bruce Plourd seconded the motion. **CLOSED 5/0** Ricky Damren made a motion to approve of a poverty abatement for **Case # 11** for both tax years of 2007 and 2008 for a tax amount total of **\$1,721.92**. Melanie Jewell seconded the motion. **CLOSED 5/0**

Ricky Damren made a motion to adjourn the meeting at 9:35 p.m. Melanie Jewell seconded the motion. **CLOSED 5/0**

Respectfully Submitted

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