

**Town of Raymond**  
**Board of Selectmen Meeting Minutes**  
**September 5, 2000**

ATTENDANCE: Tim Pomerleau, Chairman; Betty McDermott; Ada Brown; Mark Acker; Patrick Cayer, Planning Board; Elizabeth Algeo, John Rand, Priscilla Rand, and others from the Conservation Commission; Pat Smith, Raymond Recreation; and Nathan Poore, Town Manager.

1. Call to order. Tim Pomerleau opened the meeting at 7:05 pm at the Town Office.
2. Consideration of previous meeting minutes.

a. August 15, 2000

MOTION: Betty McDermott motioned to approve the minutes of August 15, 2000 as written. Seconded by Ada Brown.

VOTE: Unanimous.

b. August 29, 2000

MOTION: Betty McDermott motioned to approve the minutes of August 29, 2000 as written. Seconded by Ada Brown.

AMENDMENT: Mr. Pomerleau asked that a typo be corrected in the next to last paragraph from "then" to "the".

AMENDED MOTION: Betty McDermott motioned to approve the amended minutes of August 29, 2000 as suggested. Seconded by Ada Brown.

VOTE: 3 in favor (Acker, Pomerleau, McDermott) 1 abstention (Brown)

3. Consideration of a recommendations from the District 1 Fire Station Building Committee to negotiate an option on property for a future fire station and to authorize the Committee to draft specifications for a design build bid package for a new fire station.

DISCUSSION: Owens McCullough, Sebago Technics, gave handouts on the project and said that 8 locations had been studied with the Karpoe property (Main Street and Route 302) being the best choice. He said that there were some topography problems which would have to be remedied. Mr. Poore said that the conditions of this gift of land are 1) that the property always be a public safety facility, 2) the building location be a far away from the Karpoe home as possible so that she will not see it. Mr. McCullough described the design/build bid process. The question of who would be responsible for appearing before the Planning Board for this facility was discussed (Town or design/build company). Pat Cayer noted that the limit of the right of way onto Main Street be investigated. Mr. McCullough said that at least a boundary survey would be done prior to the beginning of the study by the design/build company.

MOTION: Betty McDermott motioned that the option on the Karpoe property be acquired and that a design/build bid process be initiated. Seconded by Ada Brown.

VOTE: Unanimous.

DISCUSSION: Mr. Poore said that the Building Committee should be told how long they will be involved. Will it be through the RFP or to completion. Mr. McCullough advised that the Committee be used through the entire process for continuity. Mr. Poore asked how long

Sebago Technics would be involved. It was decided to explore this time line further.

4. Consideration of a recommendation from an informal committee known as the Community Center Development Committee to endorse said committee as an official committee of the Town and to accept a Work Plan including their recommendations to move forward with preparing to ask the Town at a future special town meeting to accept as a gift, property known as Northern Pines.

DISCUSSION: Mr. Poore introduced this by saying that Leo Blair of Envision Realty would be closing on this property shortly for 40 acres. His intent is to divide the property with 4 of the cottages being separate plus 2 other lots which are vacant, plus the 22+/- acres including the Pavilion and 500+/- feet of waterfront on Crescent Lake being given to the Town. He continued if the Town chooses to take the land and building it would also have to maintain the 1500 feet of road to the Pavilion. He said that there have been two meetings with a large interested community group who might utilize the land and building. Mr. Poore noted that the Town could sell the property if it wished. He gave some examples of what the building could be used for but said that any financial gain would probably not surpass the expense of maintaining the facility. A public hearing was suggested for October 17, 2000 and a Special Town Meeting on October 24, 2000 to meet Mr. Blair's deadline. Mr. Rand noted that they needed the Selectmen's approval to proceed to a Town Meeting. He asked that their committee be recognized to go ahead for a Special Town Meeting. Mr. Pomerleau said that they needed much more information before they could make that decision but would be willing to hire a consultant. Mr. Poore said that there was \$5000 for the Town Office Building Study Committee which he didn't feel would be used this year. He indicated that the money could be used for an engineering/architect assessment. Mr. Poore noted that GPCOG might be able to help too. Charles Leavitt felt that they had to move on this in order to meet the deadline. Mr. Pomerleau added that if the school was going to be involved in the use of this building, they should be included in the study as well. Mr. Poore listed the people involved in the Community Center Development Committee: John Rand, Lori Rand, Rev. Tulip, Pat Smith, Chris Elkington, Norma Richard, Charles Leavitt, Elizabeth and Leo Belill. The Selectmen will be represented by Mark Acker.

MOTION: Betty McDermott motioned that the Community Center Development Committee be endorsed by the Selectmen. Seconded by Tim Pomerleau.

VOTE: Unanimous.

DISCUSSION: Mr. Poore suggested that Owens McCullough be asked to be the consultant and project manager.

MOTION: Betty McDermott motioned that up to \$5000 be used to study the Northern Pines project. Seconded by Mark Acker.

VOTE: Unanimous.

DISCUSSION: Mr. Cayer asked if they would investigate precedents in other towns. Pat Smith said she wanted to be a part of the Community Council but had reservations about this extra responsibility. She said \$5000 could be used for their recreation pursuits far more than this study and said that she would be in favor or spending only if absolutely necessary. Mr. Leavitt felt that sub-leasing space in the building could generate funds to run other programs. Mr. Pomerleau didn't think the Town was in the business to lease a building. Lori Rand explained that the Community Council would be a different organization than the Community Development Committee.

a. Land For Maine's Future Proposal

DISCUSSION: Elizabeth Algeo explained that there were two pieces of land in Raymond for which applications were being prepared to submit for the acquisition by the Land For Maine's Future Board, the Hamilton 80 acres and the Reigel property known as Hill N Dale Farm. She said that an indication of support from the Selectmen would help the application. She reported that the Department of Inland Fisheries and the State Planning Office was helping to prepare the application and were in total support. She said that they would be working to create an easement to have access to Morgan Meadow

MOTION: Ada Brown motioned to show support for this acquisition. Seconded by Betty McDermott.

VOTE: 2 in favor (Brown, McDermott) 1 opposed (Pomerleau) 1 abstention (Acker)

NOTE: Vote failed.

DISCUSSION: Mr. Poore said he would ask for more information. Priscilla Rand added that if it is not protected than it probably will be developed. She felt that this would be a gift to the Town with no harm done.

REDISCUSSION: Tim Pomerleau asked for this to be opened again.

MOTION: Betty McDermott motioned to rescind the previous vote. Seconded by Ada Brown.

VOTE: Unanimous.

TABLED.

5. Consideration to develop a plan to hire a new town manager and to consider hiring an individual or organization to assist the Board with such an effort.

DISCUSSION: Mr. Poore said that the "headhunter" he talked to Art Gingold of Portland, said that his fee would be at least double of the others Mr. Poore quoted.

MOTION: Betty McDermott motioned to hire MMA for the manager search. Seconded by Ada Brown.

VOTE: Unanimous.

DISCUSSION: Michael Wing of Maine Municipal Association asked about the desired schedule, advertising and the Boards expectations. The wanted to close the search by September 26 and Mr. Wing will mail the resumes to the Board by the 28<sup>th</sup> with discussion on the candidates on October 3 in executive session. They requested a list of all applicants and hard copies of the information about the 10 candidates.

MOTION: Betty McDermott motioned to go into Executive Session with the Town Manager. Seconded by Ada Brown.

VOTE: Unanimous.

RECESS:

6. Executive Session: Consideration to appoint an interim Town Manager said position to begin September 30, 2000.

MOTION: Betty McDermott motioned to come out of Executive Session. Seconded by Ada Brown

VOTE: Unanimous.

RE-OPENED MEETING: Mr. Pomerleau re-opened the meeting saying that no action was taken.

MOTION: Betty McDermott motioned to appoint Elizabeth R. Cummings the interim Town Manager and all offices held by the Town Manager from September 30, 2000 through the hiring of a new Town Manager. Seconded by Ada Brown.

VOTE: Unanimous.

7. Report from the Town Manager and Code Enforcement Officer about options for amendments to the Towns Land Use Ordinance regarding junkyards.

DISCUSSION: Jack Cooper said the ordinance from the State was about the same as the present ordinance submission. Mr. Cooper said his suggestion of 25 square feet was only a place to begin and felt that 25 sf would be too restrictive.

NOTE: This ordinance should be sent to the Planning Board for their study.

8. Report/update from the Town Manager regarding progress and other issues at Raymond Beach.

DISCUSSION: Mr. Poore said that Portland Water District has offered a matching grant of \$1800 to finish Raymond Beach. This would pay for reseeding and the planting of shrubs next summer. It was decided that reseeding should be done as soon as possible.

9. Develop and prioritize a list of projects with the Town Manager to be completed by September 29, 2000.

Discussed.

10. Communications and other business.

a. Grievance against Nathan Poore by an employee.

MOTION: Betty McDermott motioned to go into Executive Session with the Town Manager. Seconded by Ada Brown.

RECESS: Tim Pomerleau recessed the meeting at 9:45 pm.

MOTION: Mark Acker motioned to re-open the meeting. Seconded by Betty McDermott.

VOTE: Unanimous.

RE-OPEN MEETING: Tim Pomerleau re-opened the meeting at 10:07 pm saying that no action was taken.

MOTION: Ada Brown motioned that the Selectmen found no grievance and no basis for complaint against the Town Manager. Seconded by Betty McDermott.

VOTE: Unanimous.

b. Town Manger resignation.

This to say that on Tuesday, September 5, 2000, the Selectmen accepted Nathan Poore's resignation to take effect on September 29, 2000.

c. Beacon Lanes C/O Linda Afthim delinquent personal property taxes.

MOTION: Betty McDermott motioned to have the Town Manager execute a contract with Linda Afthim on the payment of taxes for the personal property at

Beacon Lanes. Seconded by Ada Brown.

VOTE: Unanimous.

d. Lake Region Development Council Presentation.

TABLE

e. MMA Executive Committee nominations.

No additions or changes.

f. Cemetery Committee

DISCUSSION: The Cemetery Committee would like some roadwork done in the Village Cemetery which the Public Works has not been able to attend to. The Committee has asked Dick Sanborn for a quote, which was \$1800 to do about 1500 feet of roadway 8 feet wide. The Selectmen felt they could go ahead with this work.

11. Review and authorize September 5, 2000 Treasurer's Warrant.

MOTION: Mark Acker motioned to approve the Treasurer's Warrant in the amount of \$66,456.76. Seconded by Ada Brown.

VOTE: Unanimous.

MOTION: Ada Brown motioned to adjourn. Seconded by Betty McDermott.

VOTE: Unanimous.

12. Adjourn.

ADJOURNMENT: Tim Pomerleau adjourned the meeting at 10:46 pm.

Respectfully submitted,

Louise H. Lester  
Secretary