

Selectmen's Meeting Minutes

Tuesday, March 5, 2002

Attendance: Mark Acker, Chairman; Ada Brown; Charles Leavitt; Dana Desjardins; Betty McDermott; Denis Morse, Fire Chief; Nathan White, Road Commissioner; Karen Martin, GPCOG; Jack Cooper, Code Enforcement Officer; Ned Pierce, Portland Water District; Jean and Tom Carter, Comprehensive Plan Committee; Chris McClellan, Chairman, Rt 302 Development Committee; and Don Willard, Town Manager.

1. Call to order. Mark Acker called the meeting to order at 7:00 pm at the Town Office.

2. Consideration of previous minutes dated February 19, 2002.

MOTION: Betty McDermott motioned to approve the Minutes as written. Seconded by Ada Brown.

VOTE: 3 in favor (McDermott, Brown, Leavitt) 2 abstentions (Acker, Desjardins because of absence at meeting).

3. Consideration of appointment to Scenic Vista Committee - Dennis Cole, 8 Den's Drive.

MOTION: Charles Leavitt motioned to appoint Dennis Cole to the Scenic Vista Committee. Seconded by Betty McDermott.

VOTE: Unanimous.

4. Policy discussion regarding acceptance of advertising for the *Road Runner*. Danielle Morse, dba Deb's Sebago Diner.

DISCUSSION: There was discussion that because of the lack of editorial and production personnel it would not be possible to enlarge the content of the Roadrunner at this time.

MOTION: Dana Desjardins motioned to leave the Roadrunner as it presently is published and not accept advertising at this time. Seconded by Betty McDermott.

DISCUSSION: Mr. Leavitt asked if the Suburban News of Windham didn't take advertising for Raymond. Mrs. Emmons, correspondent from the Suburban News, replied that her newspaper did take advertising from Raymond but the circulation of the paper was the whole lakes region and not necessarily just the Raymond area.

VOTE: Unanimous.

5. Correspondence from Gordon Lindsay regarding violation cited at 41 Main Street under the Land Use Ordinance, Junk Yard and/or Nuisances.

DISCUSSION: Mr. Lindsay allowed Mr. Willard to read his letter to the Selectmen. Mr. Willard felt that some improvement was evident and recommended that Mr. Lindsay be given the 30 day extension with the proviso that if sufficient work wasn't done within that time that legal action would continue.

MOTION: Ada Brown motioned to approve the 30 day extension. Seconded by Dana Desjardins.

DISCUSSION: Mr. Leavitt asked if this would set any precedent or hamper the legal action. Mr. Cooper replied no because Mr. Lindsay is making some process and he will be aware that if progress is not being made within the 30 days legal action will continue. Mr. Willard added that each

violation is unique and can be handled separately.

VOTE: Unanimous.

6. Review and discussion of bids received for Portland Water District water main extension from Windham to Raymond, including establishing final scope of work.

DISCUSSION: Mr. Willard reported that the bids were very favorable and below the Portland Water District's projections. The low bidder for the first portion (Windham to EmbedTech) was SCI of Newport, Vermont. The low bidder of the first portion plus the Alternate A was D & C of Rockland, Massachusetts which is approximately \$40,000 over the bid for the first portion alone. Mr. Willard recommended that the waterline be completed at least through Alternate A which will go to the intersection of Route 121 (Main Street). If this was the Selectmen's decision they would have to move quickly to hold a Special Town Meeting to ask the Town to approve Alternate A (the first portion was approved at the Special Town Meeting held June 5, 2001). Karen Martin remarked that the added jobs at Jordan Bay Place would help the employment numbers for the grant satisfaction. Mr. Willard said that the downside would be if EmbedTech didn't come through and the Town had to pay the entire amount from the Windham line to Route 121. Mr. Leavitt asked about extending the waterline to the public safety building. Mr. Willard believed that the TIF would be sufficient to pay for it in the worst case scenario. Mr. Leavitt asked if there were any other projects which the TIF might support. Mr. Willard didn't see any and felt that Raymond was accomplishing enough at this time. Mr. Leavitt asked how many residential or business hookups would be done and if those hookups would increase the value of those properties. Mr. Pierce expected that a small number (25%) would hookup. He said that about half the residences from Windham to the Public Safety building are in the Village on Rt 121. There are a total of 220 properties which could hookup with 99 of those in the Village. Mr. Leavitt asked if these properties would experience a higher assessment. Mr. Willard said he would ask O'Donnell Associates. Chief Morse noted that the Village is a high density area and having a hydrant system would help protect it in a way that is unavailable at this time. Mr. Leavitt felt that the potential of satisfying the Comprehensive Plan for planned growth areas was a possibility and that for the last year or so there has been a water shortage in the area which this would alleviate. Mr. Lindsay said that he lost his water last September. Mr. Willard noted that the TIF was for this type of project that Raymond now has \$167,000 in the TIF reserve to help pay for it. Mr. Willard added that he had talked to Portland Water District about helping financially. Chief Morse said that Portland Water District doesn't give funds to projects but would possibly help with work toward the Town's inception of the system. Mr. Leavitt that if this goes to a special town meeting that there should be two articles for each of the alternatives. Chief Morse added that the ISO ratings would probably be helped. He also felt that more businesses would put in sprinkler systems which would be a savings in a new system of about \$20,000 per business. Mrs. Brown felt that this was an opportune time to do this work and that it should be taken to the residents. Mr. Leavitt said that the first section and Alternate A was low bid from D & C Construction of Rockland, Massachusetts. Mr. Pierce said that they had successfully worked with D & C before but had never worked with SCI. Mr. Acker requested holding a special town meeting to vote on Alternate A and Alternate B. Mr. Willard suggested doing a survey to determine interest and talk with Ron Miller of PWD about any help that they can provide. Mr. Willard distributed copies of the suggested hookup costs. Mr. Pierce said that they would like to begin the digging in early April. They will probably use three crews to complete the job to EmbedTech by early June, Alternate A by the end of August, and Alternate B by the end of September. There was discussion about the date for a special town meeting which resulted in having it before the next Selectmen's meeting March 19th. They felt that the public would want information particularly about the dollar amounts. It was felt that some residents will have a problem with this accommodating such a small area of Raymond. Mr. Willard said that he would prepare information for public distribution. Chris McClellan hoped that they were planning to have a public water supply included. They confirmed that it would be included.

MOTION: Mark Acker motioned to hold a special town meeting using two articles: one for Alternate A and another for Alternate B. Seconded by Charles Leavitt.

VOTE: Unanimous.

MOTION: Mark Acker motioned to recommend Alternate A. Seconded by Charles Leavitt.

VOTE: Unanimous.

MOTION: Charles Leavitt motioned to recommend Alternate B. Seconded by Betty McDermott.

VOTE: 4 in favor (Leavitt, McDermott, Brown, Desjardins) 1 opposed (Acker)

7. Discussion and approval of waterline Main Extension Agreement with the Portland Water District.

MOTION: Ada Brown motioned to adopt the fee of \$2,000 for hookup and allow Don Willard to sign the agreement for the Selectmen. Seconded by Betty McDermott.

VOTE: Unanimous.

8. Discussion of proposed warrant articles, possible public hearing, and special town meeting to consider extension of Portland Water District water main.

See number 6 above.

9. Final approval of Tax Increment Finance District Budget for 2002-2003.

MOTION: Charles Leavitt motioned to approve the Tax Increment Financing District Budget 2002-2003. Seconded by Ada Brown

VOTE: Unanimous.

10. Consideration of Supplemental Tax Assessments – O'Donnell Associates.

MOTION: Mark Acker motioned to approve the supplemental tax for Map 12, Lot 79 which was overlooked for the years 1999-2000-2001. Seconded by Ada Brown.

VOTE: Unanimous.

11. Communications.

a. Road Posting;

Road posting began early because of the warm weather.

b. Route 302 Development Plan Public Hearing;

This will be held Monday, March 11, 2002 at 7:00 pm at the Raymond Elementary School.

c. Raymond School Department Budget.

This has been received. Mr. Leavitt asked with the combined town and school budgets what we can expect. Mr. Willard replied that the school is about 80% of the total budget with a 6.4% increase and the Town is about the same. He would get more information before their next meeting. Mr. Acker said they would like that information so that they can decide on the use of the surplus if any.

12. Review and authorize the March 5, 2002 Treasurer's Warrant.

MOTION: Betty McDermott motioned to approve the March 5, 2002 Treasurer's Warrant in the amount of \$121,837.60. Seconded by Ada Brown.

VOTE: Unanimous.

13. Adjourn.

MOTION: Dana Desjardins motioned to adjourn. Seconded by Ada Brown.

VOTE: Unanimous.

ADJOURNMENT: Mark Acker adjourned the meeting at 8:50 pm.

Louise H. Lester
Town Clerk