

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207 655-4742

BOARD OF SELECTMEN
MINUTES
April 5, 2005

Selectmen present: Betty McDermott, Chairman; Ada Brown; Mike Reynolds, Mark Gendron; and Christine McClellan.

Selectmen absent: None

Staff present: Don Willard, Town Manager; Donna Lovely, Deputy Tax Collector; Amanda Simpson, Assessors' Assistant; Paul White, Assistant Code Enforcement Officer; and Jack Cooper, Code Enforcement Officer.

Others present: Ken Walker; Mike McClellan; Frank McDermott; and Alan Tait.

1. Call to order. Betty McDermott called the meeting to order at 7:00 pm at the Town Office.
2. Minutes of previous meeting.
 - a. March 18, 2005

DISCUSSION: Ada Brown said that corrections were needed on her motion on page 3 under Administration in that her intent was to keep everything as it was including Mrs. Trepanier's salary and that it would not be included in the GIS budget, and that Karen Strout would be increased to 35 hours but that the Assistant Code Enforcement Officer position hours would not be increased. She didn't think her motion was clear to everyone. She felt it possibly might need another vote. Mrs. McClellan added that the motion for Administration of \$487,756 was the wrong amount. Mr. Reynolds had questions about that section also. Mrs. McClellan had question about that motion and on page 7 about eliminating the Greater Bridgton Lakes Region Chamber of Commerce funding feeling that only their increase over last year be deleted. She said they intended to eliminate the LRDC but keep the GBLRCC. Mr. Reynolds noted that on page 6 under Solid Waste the amount should be reduced and not increased. Mrs. McDermott thought that the library request was a 3-2 vote, and she voted but was not mentioned on page 6 which should have been 4-1 with Ada Brown dissenting. Mrs. Brown mentioned the milfoil vote on page 5 but Mrs. McDermott verified that she voted for it because it would help with Raymond Beach monitoring.

Under Administration Mrs. McClellan didn't think that anything changed. There was discussion about the amount voted, \$487,757. \$11,046 in Administration. With the Asst. CEO removed, the total will be \$486,852 (\$376,050) Mr. Willard said that the motion was to keep the account the same as last year.

MOTION: Ada Brown motioned to revote the motion on page 3 under Administration. Seconded by Mike Reynolds.
VOTE: Unanimous 5-0

MOTION: Ada Brown motioned to leave the Administration account with Mrs. Trepanier's position the same as last year; to not increase the Assistant Code Enforcement Officer to 24 hours but to keep the position at 16 hours, and to increase Karen Strout's hours to 35, and everything else the same as last year in the amount of \$486,852.00 with the Salary line being \$376,050. Seconded by Mike Reynolds.

DISCUSSION: Mr. Reynolds questioned how this would work in the Technology Department position with Mr. Woodbrey's reduction in hours. He felt that Mrs. Trepanier's position was increased because of that reduction of hours. Mr. Gendron thought that Mr. Woodbrey was available for 12 hours and the rest would be done by present staff. Mr. Willard said this would take some shifting of staff responsibility or possibly cutting of work being done. Mr. Gendron had concern that this would not allow Mr. Willard to have the secretarial staff he needed. It would leave him with a .25 secretary. His intent was to increase Mr. Willard's secretarial staff time. Mr. Reynolds said this would leave those decisions to Mr. Willard to arrange for his secretarial staff.
VOTE: 3 in favor (Brown, Gendron, McDermott) 2 against (Reynolds, McClellan)

DISCUSSION: Mr. Willard said that the TIF budget must be changed with \$33,140 for salary and \$218,389 for the new total. \$227,754 for new amount and \$216,708 before changes by Budget Committee.

MOTION: Ada Brown motioned that the TIF budget be \$216,708. Seconded by Mark Gendron.
VOTE: 4 in favor (Brown, Gendron, McDermott, Reynolds) 1 opposed (McClellan).

MOTION: Mike Reynolds motioned to reopen the Technology budget. Seconded by Christine McClellan.
VOTE: Unanimous.

DISCUSSION: Mrs. McClellan felt that the GIS and Technology Department was really important and that using Mrs. Trepanier's expertise was necessary. Mr. Willard noted that they have reduced Mr. Woodbrey by \$10,000 and those duties will have to be carried by the present staff on their current hours. Mr. Reynolds figured that the GIS is reduced by 5 hours and Mr. Willard's secretarial increased by 5 hours to 10 hours. Technology is losing 10 hours of Mr. Woodbrey's time. Currently Mrs. Trepanier is theoretically 10 secretarial hours and 30 hours in Technology. Mr. Reynolds didn't think Raymond could afford to cut Mr. Woodbrey's time by 10 hours without having someone available to do the work. Mr. Willard said that Mr. Woodbrey would continue at 26 hours but only as his very flexible schedule will allow. Mrs. McClellan hoped that Mr. Woodbrey would give the town one more year to figure out how we can deal with this. She felt another meeting with the Technology Committee was in order to help with this event. Mr. Reynolds felt that Mr. Woodbrey's salary was more than what should be paid for the

Roadrunner formatting and maintenance of our technology system. Mr. Gendron didn't want to bring more positions in but work on what we have and make it totally utilized. Mrs. McClellan felt that a meeting was advantageous with the employees and staff to talk about this scenario.

MOTION: Mr. Reynolds motioned to approve the Technology budget as is presently stated at \$62,050. Seconded by Mark Gendron.

DISCUSSION: Mr. Gendron noted that this will not give any additional time for the *Roadrunner*. Mr. Reynolds indicated that the *Roadrunner* budget of \$10,000 will stand alone in an article outside the budget.

VOTE: 3 in favor (Reynolds McDermott Brown) 2 opposed (McClellan, Gendron)

Mr. Reynolds asked that on page 6 under Solid Waste the word "approved" should be changed to "reduced" to read, "Mike Reynolds motioned to approve the bulky waste budget to a reduced amount of \$100,000 from the original amount of \$158,623."

MOTION: Christine McClellan motioned to approve the change. Seconded by Mike Reynolds.

Vote: Unanimous. 5-0

DISCUSSION: Mike McClellan, Executive Director of the Greater Bridgton Lakes Region Chamber of Commerce, and resident of Raymond, inquired about the budget requests. He felt that the Chamber's service to Raymond was definite and positive. He noted that they have been involved with the Route 302 project and the Beautification Committee. He added that they have begun organizing the businesses and have had 2 meetings so far with another planned and are forming a business association. They publish an area guide which is distributed worldwide. He added that his directors want him to prioritize the towns which fund the organization. Mr. Willard acknowledged their contributions to Raymond.

3. Executive Session – Discussion of acquisition of real property and consultation with legal counsel as outlined under Maine Revised Statutes (M.R.S.A.) Title 1, 405(6)C&E.

MOTION: Ada Brown motioned to go into Executive Session with legal counsel. Seconded by Mike Reynolds.

VOTE: Unanimous.

RECESS: 8:12 pm

NOTE: Mrs. McDermott recused herself for possible conflict of interest.

MOTION: Christine McClellan motioned to come out of Executive Session. Seconded by Ada Brown.

VOTE: 4 in favor (McClellan, Brown, Gendron, Reynolds) 1 abstention (McDermott)

REOPENED MEETING: Betty McDermott reopened the meeting at 8:38 pm

MOTION: Mark Gendron motioned to purchase a piece of land Map 14, Lot 34 of approximately 83 acres for the amount of \$100,000 due to its prior use as a land fill.

Seconded by Christine McClellan.

VOTE: 4 (Gendron, McClellan, Brown, Reynolds) 1 abstention (McDermott)

MOTION: Mark Gendron motioned to direct legal counsel to prepare the legal documents for purchase of said lot Map 14, Lot 34. Seconded by Christine McClellan.

VOTE: 4 (Gendron, McClellan Brown, Reynolds) 1 abstention (McDermott)

NOTE: Mr. Willard announced that he would be working with legal council to prepare a warrant article for this purchase along with the necessary funding for same to be ready for the annual town meeting.

4. New business:

- a. Consideration of a new road name located off Conesca Rd. – Colina Dr., Windcrest Dr., or Bedrock Bluff – Jack Cooper, Code Enforcement Officer.

DISCUSSION: Mr. Cooper informed them the road was off Conesca Road just before Mountain Road and that it is an existing driveway FL 225-1 to be called Colina Dr.

MOTION: Christine McClellan motioned to approve FL 225-1 as Colina Drive. Seconded by Ada Brown.

VOTE: Unanimous 5-0

- b. Consideration of appointment to the Planning Board – Candidate interview – Alan J. Tate

DISCUSSION: Mr. Tate said that he would like to be considered for the Planning Board. Information from Mr. Tait was in the Selectmen's meeting information. There were no questions for Mr. Tait.

MOTION: Mr. Reynolds motioned to approve Alan Tait as a member of the Planning Board. Seconded by Christine McClellan.

VOTE: Unanimous 5-0

- c. Consideration of appointment to the Zoning Board of Appeals – Candidate interviews – Alan J. Tate or Elden L. Lingwood.

MOTION: Mark Gendron motioned to approve Elden Lingwood for the seat on the Zoning Board of Appeals. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

- d. Consideration of request regarding outside work – Paul White, Assistant Code Enforcement Officer.

DISCUSSION: Paul White asked that his request be granted because of his dedication to the town and the fact that he can't support his family on part-

time work for Raymond. He understood that this type of work was denied when he took the job. He wanted to take on small jobs which will be inspected by Elwin Thorpe, CEO of Casco, who would not have any conflict of interest. Mr. White said that Mr. Thorpe is now our alternate for Raymond. Mrs. McClellan asked what he considered a small job. Mr. White replied nothing bigger than small additions on current housing which would supplement his work for the town. Mr. Reynolds asked if other towns allow this. Mr. Cooper replied that he didn't know of any but said that most assistants are full time employees. Mr. White felt that part time employees are allowed to work in other areas. Mr. Gendron said the he was a friend of Mr. White's and would abstain from this vote, but he contacted some other builders and they didn't feel that it was fair because of competition and Mr. White possibly having an advantage where he would be in the CEO's office. Mr. Gendron felt that Mr. White had to make a living and possibly he won't be able to stay in the CEO's office. Mr. White felt that originally this part time employment was to make the transition in the office when Mr. Cooper retires easier and also to have more help in the office presently. Mr. Gendron felt the Selectmen were in a difficult position where they would like to help an employee but also had to be aware of resident's perception of conflict of interest. Mr. Willard had sympathy but understood the problem. He suggested if allowed, the jobs could be approved on a job by job basis. He also felt that the perception of conflict of interest was a problem. Mrs. McClellan asked about his work possibly being outside of Raymond and recognized that it was a problem with fitting working hours in for the town. Mr. White questioned the problem with his work which would be inspected by the CEO of Casco. Mr. Willard felt the perception would be that Mr. White was an "insider". Mr. Reynolds acknowledged that this was a conflict according to Raymond's Personnel Policy. Mr. Willard read from the policy. Mrs. Brown wanted to remain with the original policy and not allow him to work in Raymond while concurrently working in the Code Enforcement Office.

MOTION: Ada Brown motioned to not allow Mr. White to do construction jobs in Raymond. Seconded by Mike Reynolds.

VOTE: 4 in favor (Brown, Reynolds, McClellan, McDermott) 1 abstention (Gendron)

e. Consideration of abatement 2004/02 – Amanda Simpson, Assessors' Agent.

DISCUSSION: Ms. Simpson asked the Selectmen to sign an abatement for the Allan Family LLC A0045P amount \$280.50

MOTION: Christine McClellan motioned to approve the abatement for the Allan Family LLC in the amount of \$280.50. Seconded by Ada Brown.

Vote: Unanimous 5-0

NOTE: Selectmen signed the abatement.

DISCUSSION: Ms. Simpson reported that Vision Appraisal was still on track. She added that RRC was a subcontractor of Vision Appraisal for personal property which will begin field visits tomorrow. They are to complete the inventory for business personal property.

There was discussion of the value of the Roadrunner in delivering information about the revaluation etc. Ms. Simpson expressed her appreciation for the *Roadrunner* and its ability to inform the citizens.

f. Consideration of Budget/Finance Committee recommendations on Fiscal Year 2005/2006 Draft Municipal Budget.

DISCUSSION: Mr. Willard noted the change and increase of the TIF to \$217,958. The Budget/Finance Committee had a \$12,050 increase which didn't fund the Greater Bridgton Lakes Region Chamber of Commerce, it moved \$2,250 to milfoil, and split it between the Agawam mowing and Raymond baseball. (\$1,500 for mowing and \$750 for baseball which we figured at about a 1/3 to 2/3 split). The milfoil budget could be in the TIF but the other two could not because of it being recreational.

MOTION: Mark Gendron motioned to put the \$10,000 back in the TIF budget under the Technology line item for either GIS or a supplement payroll at the manager's discretion for technology purposes. Seconded by Christine McClellan.

VOTE: Unanimous.

DISCUSSION: Mr. Willard noted that this was increasing \$227,958 for the TIF budget. \$10,000 for GIS payroll and \$1,250 for added expense. The Selectmen still had to decide on the Agawam mowing and Raymond baseball.

MOTION: Mike Reynolds motioned to approve the TIF budget at \$228,958 which includes the earlier reduction change of \$11,046 in Administration, the addition of \$2,250 from the milfoil line, not accepting the \$1,000 reduction of the GBLRCC, and includes \$10,000 for the technology portion. The \$228,958 is less than the original budget's \$229,958. Mrs. McDermott read the warrant article amount from the Budget/Finance Committee minutes of 3/21/05 which was \$229,004. The original amount was \$227,754 from TIF. \$218,958 from the Selectmen which includes the GBLRCC and milfoil deleting the amount in Administration leaving \$228,958 as a total. He noted that they needed \$750 more to meet what the Budget/Finance Committee requested. Mrs. McClellan suggested adding the \$750 into the TIF. \$227,754 plus \$3,000 minus \$11,046 plus \$10,000.

AMENDMENT TO THE MOTION: Mike Reynolds amended the motion saying \$229,708 for the TIF budget as a total change being \$3,000 from milfoil instead of \$2,250. Seconded by Christine McClellan.

AMENDMENT VOTE: 4 favor (Reynolds, McClellan, Gendron, McDermott) (1 opposed (Brown))

ORIGINAL MOTION VOTE: 4 in favor (Reynolds, Gendron, McClellan, McDermott) 1 opposed (Brown)

MOTION: Christine McClellan motioned to change the operating budget under Parks & Recreation for \$3,000 (\$1,000 for Raymond baseball and \$2,000 for Agawam soccer field mowing. Seconded by Mark Gendron
VOTE: 4 in favor (McClellan, Gendron, Brown, McDermott) 1 opposed (Reynolds)

g. Consideration of Quit Claim Deed – Hurd/Chevarie – Map 15, Lot 92.

MOTION: Ada Brown motioned to go into Executive Session for consultation with Jack Cooper, CEO; Don Willard, Town Manager; and Donna Lovely, Deputy Tax Collector on a pending matter in district court. Seconded by Mike Reynolds.
VOTE: Unanimous 5-0

RECESS: Betty McDermott recessed the meeting at 9:40 pm.

MOTION: Christine McClellan motioned to come out of Executive Session. Seconded Mike Reynolds
VOTE: Unanimous 5-0

REOPENED MEETING: Betty McDermott reopened the meeting at 10:14 pm.

MOTION: Mark Gendron motioned that the consideration of a quit claim was to decline to sell the property back to the owner of record as a result of the liability on the land including the junk yard and the lien on it in the amount of \$76,300. Seconded by Mike Reynolds.
VOTE: Unanimous 5-0

MOTION: Mark Gendron motioned to allow the owners of record to redeem the property under the following conditions: 1) pay all back taxes, interest, and penalties within thirty (30) days of their receipt of the notice, 2) pay all legal fees relative to the current lien and judgments within thirty (30) days of the receipt of the notice; 3) within thirty (30) days of receipt of the notice, the property is to be cleaned up to Raymond ordinance standards including no (0) unregistered vehicles. If above conditions are met and maintained for a period of one (1) year the Town will then sign the quit claim deed and release the junkyard judgment of \$76,300. Seconded by Christine McClellan.
VOTE: Unanimous 5-0

h. Frank McDermott handed in 3 jobs for road work. One matching funds and two not.

5. Old (unfinished) business. None.

6. Town Manager Report and Communications

a. Cumberland County Soils and Water Conservation District letter.

Mr. Willard offered that this letter was informing us that Raymond will get an outstanding leadership award having to do with Public Works erosion controls and aquatic invasive plant protection program. The meeting will be on 20th.

b. MDOT

Mr. Willard announced that the 2004 grant from the Gateways Program was not selected.

c. County Police – response to county manager and proposed response.

Mr. Willard reported that his letter about the use of our Public Safety Building was sent in December and that he was disappointed in the delay in their reply. He was also disappointed in the dispatch center plan being refused. County Commissioner Esther Clinott has expressed the desire to meet with Raymond about the situation.

d. MMWAC

Mrs. McClellan announced that the MMWAC Board met on the budget last Thursday. She commented that it is an extremely well run facility. She said the bond payoff would be in 2013. She added that she didn't believe there would be another big bond at that time for repairs etc because they do an annual shutdown for maintenance which keeps it in good shape. She felt that it will be viable for years to come.

7. Fiscal Warrants – Payroll and Appropriation Warrants dated April 5, 2005.

MOTION: Mike Reynolds motioned to approve the Payroll warrant in the amount of \$137,552.25. Seconded by Ada Brown

VOTE: Unanimous 5-0

MOTION: Mike Reynolds motioned to approve the Treasurer's Warrant in the amount of \$92,325.26. Seconded by Ada Brown

VOTE: Unanimous 5-0

8. Adjournment.

MOTION: Mike Reynolds motioned to adjourn. Seconded by Ada Brown.

VOTE: Unanimous 5-0

ADJOURNMENT: Betty McDermott adjourned the meeting at 10:29 pm.

Louise H. Lester
Town Clerk