



BOARD OF SELECTMEN
Minutes*
July 30, 2013

SELECTMEN'S MEETING

Present: Chairman Sam Gifford, Vice Chair Lonnie Taylor, Parliamentarian Joe Bruno, Mike Reynolds, and Teresa Sadak.

Absent: None.

Staff: Bruce Tupper, Fire Chief; and Danielle Loring, Recording Secretary

Other: Richard Ranaghan, Barb Lovell, John Ewal, Tom Ewig, Tom McNaulty and Charles Leavitt.

1) Call to order. Chairman Sam Gifford called the meeting to order at 6:57pm.

2) Minutes of previous meeting dated:

- **June 18, 2013**

MOTION: Joe Bruno motioned to approve the minutes; seconded by Lonnie Taylor.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

3) Public Hearing

a) Consideration and Approval of Annual Revised MMA DHHS General Assistance Ordinance Appendices

- **Appendices A**
- **Appendices B-E**

Chairman Gifford explained that intent of the amendments and the purpose of the public hearing. He opened the hearing for public comment and there was none so he closed the hearing for comment.

MOTION: Joe Bruno motioned to accept the model appendices by MMA approved by DHHS using local area survey data; seconded by Lonnie Taylor.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

4) New Business.

a) Consideration and Discussion of Issuing Bonds for Capital Improvement Road Construction Work Approved at 2013 Annual Town Meeting- Richard Ranaghan, Senior Vice President Public Finance Gorham Savings Bank

Senior Vice President Richard Ranaghan of Gorham Savings Bank explained that at the June 2012 Town Meeting, the residents had approved a \$2 million bond for road improvements. He continued that the town could either wait for the next building season or take advantage of the current low interest rates and apply for the fall. He explained that waiting could bring a level of uncertainty.

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Mr. Bruno asked how long would the town have to spend the monies, and Mr. Ranaghan explained that, because the bonded amount was under \$5 million, the IRS would only request for due diligence up to 3 years other than up to 10% and wanted the majority spent within the first twelve months. Mr. Bruno responded that this would require a two phase building process, with the current season and next.

Mr. Taylor asked if there was any for how the 10%, such as specifics on how the monies would be spent. Mr. Ranaghan responded that the funds could be spent on similar projects or brought before the residents again for approval of reallocation

Mr. Reynolds wanted to know what does a "tick up" meant in terms of interest rates, and Mr. Ranaghan responded that they had been looking at 2% interest over 10 years but now looking at 2.5 to 3%, which was still good. Mr. Reynolds explained that he was concerned with issuing the bonds early and then having to pay interest that the town had not budgeted for and Mr. Ranaghan responded that they were not looking for a bond payment until the 2015 fiscal year.

Chairman Gifford clarified that Mr. Ranaghan's primary concern was that the interest rate was going to go up, and Mr. Ranaghan explained that there was a level of uncertainty but saw that there was an opportunity to get lower rates but if the rates went up when the town was ready to bond, they could choose to wait.

Mr. Willard commented that he liked the idea of a fall/winter bond package to begin spring work.

MOTION: Joe Bruno motioned to allow Don Willard and Richard Ranaghan to move forward with issuance of bonding for \$2 million for this fall (2013), seconded by Lonnie Taylor.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

b) Consideration of Appointing Mark Gendron as MWAC Representative- Board of Selectmen

Mr. Willard explained that Mr. Gendron had volunteered to be appointed as the MWAC representative and that he was well known in his former capacity as Raymond Selectmen.

MOTION: Mike Reynolds motioned to approve Mark Gendron to the MWAC Board; seconded by Teresa Sadak.

DISCUSSION: Joe Bruno asked if the position was required to be served by a selectmen or just an appointee, and Chairman Gifford responded that it could be anyone that they appointed and recommended Mr. Willard as the alternate.

MOTION AMMENDED: Mike Reynolds amended his motion to also appoint Don Willard as alternate to the MWAC Board; seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

c) Consideration of Auditor Engagement Letter with Smith & Associates- Board of Selectmen

Mr. Willard explained that this was annual requirement required by law that the Selectmen authorize the Engagement Letter for the auditors. Mr. Bruno asked when the last time they put the auditing service out to bid, and Mr. Willard felt that it had been ten years. Mr. Bruno asked how much the town spent for the service and that he thought that it was \$10,000. Mr. Willard responded that he was not sure but agreed that they should revisit the service contract on a five year cycle.

MOTION: Joe Bruno motioned to accept the auditor engagement letter with the provision to go out to bid in the spring; seconded by Lonnie Taylor.

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DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

d) Consideration of Dedication and Memorial Pages for 2012-13 Annual Town Report as Submitted by Louise Lester, Town Clerk

The Board reviewed the list of individuals for a potential dedication page and memorial page, and they agreed that they liked the idea of expressing gratitude for those who were active in the community.

MOTION: Mike Reynolds motioned to dedicate this year's Town Report to Eileen and Howard Stiles; seconded by Joe Bruno.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

e) Consideration of Quit Claim Deeds as submitted by Deputy Tax Collector Sue Carr

- **Tina Richardson, et al. (R6007R), 38 Main St. (050/014)**

MOTION: Joe Bruno motion to approve the Quit Claim Deed for Tina Richardson *et al*, account number R6007, for 38 Main St, map 50 lot 14, book reference 27989, page 162; seconded by Mike Reynolds.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

- **Tina and Wesley Richardson, 38 Main St (050/014)**

MOTION: Joe Bruno motioned to approve the Quit Claim Deed for Tina and Wesley Richardson, map 50 lot 14; seconded by Mike Reynolds.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

- **Dana Cobb (C1274R) o Cobb Road (12/64)**

MOTION: Joe Bruno motioned to approve the Quit Claim Deed for Dana Cobb, account number C1274R for o Cobb Road, map 12 lot 64; seconded by Mike Reynolds.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

f) Tax Acquired Property Update as Submitted by Sue Carr, Deputy Tax Collector

Danielle Loring, Executive Assistant, explained the lay out of the summary that the Selectmen had received and that there were different categories of individuals who were in default but had payment arrangements, some that were expected to increase, and others that did not have any arrangements.

Mr. Reynolds stated that those who did not have arrangements should be pushed to the next step of the Tax Acquired Property Policy, but he was more concerned with the payment arrangements that were extremely low. He would like to see a change to the policy that dictates a certain in percentage be paid off a year. Mrs. Sadak agreed that she was also concerned with some of the amounts, especially the ones that were not making a real effort.

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Mrs. Loring explained that Mrs. Carr had sent out letters to those who were not in compliance with the TAP Policy in terms of being paid off within the 60 months specified.

MOTION: Mike Reynolds motioned that the first portion of the list needed to be in compliance within the 5 year term of the policy; seconded by Joe Bruno.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

Mr. Reynolds stated that they still needed to deal with the town acquired properties. He continued that the Conservation Commission wanted to conserve the property on Haskell Avenue (030/016) to alleviate congestion with the condition that the right-of-way be removed because it was already considered an unbuildable lot. He felt that that it would be too expensive, legally, to continue research to investigate restricting the water access. He explained the advantages of removing the right-of-way. Mr. Willard was concerned with extinguishing the public rights to the water, but did not think that limiting the public's access in this particular area would be a bad thing. Mr. Reynolds clarified that it was the character of the neighborhood that concerned his, especially the congestion. Mr. Bruno added that there was already access through the boat launch and beach. Mr. Willard agreed but felt that there may be potential value in the future.

MOTION: Mike Reynolds motioned to the Tax Acquired Properties C0310R (031/002), C0260R (030/003), R0150R (033/011), and H0485R (041/050) through a sealed process; seconded by Teresa Sadak.

DISCUSSION: UNANIMOUS APPROVAL (5/0)

MOTION: Mike Reynolds motioned to update the deed (for 030/016) to remove the right-of-way; seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANAMOUS APPROVAL (5/0)

g) Discussion of Effect of Approved State Budget on Municipal Budget- Board of Selectmen

Mr. Willard explained the deficits due to the recently approved State budget, but he was optimistic with revenues and wanted to wait until later in the year to see where they were at before making a decision. Mr. Bruno agreed.

MOTION: Mike Reynolds made a motion to review the budget in January 2014 seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

***5) Public Comment** This agenda item is for the public to bring attention to any issues and concerns for future Board of Selectmen meetings.

a) Barb Lovell, 77 Wild Acres

Friends of Raymond Cape (FORC) believe that the Frye Island's "Ring Road Project" serves to transfer the Frye Island parking and land use issues to Raymond. She asked that the Selectmen instruct the Town Planner create a concept drawing as a solution and halt the process until alternatives have been investigated. She indicated that the FORC had created a concept for queuing that would alleviate the traffic backup that were indicated in the traffic study produced for Frye Island.

b) John Ewalt, 121 Wild Acres

Mr. Ewalt stated that he was concerned about the fact that the Planning Board was concerned with the project standards rather than the effect of the usage on the character of the area. He felt that this project

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was in violation of Comprehensive Plan and that it was allowing an Industrial Use in the LRR zone as well as opening up for the possibility of other contentious uses such as a dump, storage lots... etc. He was also concerned that the Planning Board was not considering the great scheme of the project, because the plans are labeled in phases. He was also concerned that the traffic study did not address the expansion of the homes on Frye Island and there was a letter to the residents by the Frye Island Town Manager that a 200 car lot would not be enough.

Mr. Ewalt explained that there used to be parking along the ferry road but boulders had been placed to limit it, and he felt that this was done to exacerbate the parking situation. He stated that the Frye Island residents referred to the project as "Ring Road," and he felt like it was to minimize the importance of the project. He also felt that this project was costly to Raymond residents due to the wear and tear on the road because of traffic, and that the Selectmen should remind the Planning Board of their role to protect the interests of the Raymond Residents.

c) Tom McNaulty, Whittemore Cove Road

Mr. McNaulty stated that Frye Island had two ferries that were available for use and they did so during holidays. He felt that they should utilize them full time.

d) Tom Ewig, 308 Cape Road

Mr. Ewig stated that the Raymond residents elected the Selectmen and they then appointed the Planning Board, and the Planning Board was then supposed to protect the Raymond residents and their interests.

e) Charles Leavitt, 14 Leavitt Road

Charles Leavitt, 14 Leavitt Road, stated that he felt that allowing the Park & Ride was a violation of the Comprehensive Plan.

4) New Business

***h) Executive Session pursuant to 1 MRSA § 405(6)(C): Land Acquisition Discussion with Town Manager and Fire Chief**

MOTION: Joe Bruno motioned to go into Executive Session pursuant to 1 MRSA § 405(6)(C) for land acquisition discussion with Town Manager and Fire Chief; seconded by Lonnie Taylor.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman Sam Gifford announced that the Board was going into Executive Session at 7:54pm.

MOTION: Joe Bruno motioned that the Board come out of Executive Session; seconded by Lonnie Taylor.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman Sam Gifford announced that the Board was coming out of Executive Session at 8:11pm.

MOTION: Mike Reynolds motioned to allow the Town Manager and Public Safety continue due diligence on a land purchase and authorize them to spend up to \$36,000 out of Selectmen contingency for purchase and due diligence; seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

6) Town Manager Report and Communications.

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a) Confirmed date for next regular meeting as September 10, 2013

Chairman Gifford allowed Mr. Reynolds to make an announcement regarding the Library. Mr. Reynolds stated that he had gotten a note from the library that the summer tent book sale is on August 18th from 10:00 am to 3:00 pm, which was a large portion of their revenues. They were also going to be closed Monday, September 2nd due to labor day. He was also pleased to announce that there was a record number of summer reading participants at 250 individuals. He continued that on August 5th there would be a soil presentation by 4H held at Public Safety building.

7) Fiscal Warrants – July 30, 2013

• **Payroll Expense Summary Warrant**

MOTION: Lonnie Taylor motioned to accept the Payroll Expense Summary dated July 30, 2013 in the amount of \$93,483.34; seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

• **Treasurer's Warrant**

MOTION: Lonnie Taylor motioned to accept the Treasurer's Warrant dated July 30, 2013 in the amount of \$12,406.92; seconded by Teresa Sadak.

DISCUSSION: None,

VOTE: UNANIMOUS APPROVAL (5/0)

MOTION: Lonnie Taylor motioned to approve the Treasurer's Warrant dated July 30, 2013 in the amount of \$177,173.47; seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

8) Adjournment.

MOTION: Sam Gifford motioned to adjourn; seconded by Lonnie Taylor.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman Gifford adjourned the meeting at 8:16 pm.

Danielle Loring
Recording Secretary

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