



**BOARD OF SELECTMEN
Agenda**

March 19, 2019

6:00pm – Executive Session
7:00pm – Regular Meeting

Broadcast Studio
423 Webbs Mills Road

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Select Board members in attendance: Teresa Sadak, Rolf Olsen, Marshall Bullock, Lawrence Taylor, Samuel Gifford

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Bruce Tupper – Fire Chief
Cathy Ricker – Finance Director
Kaela Gonzalez – Assistant Assessor
Sue Look – Town Clerk

1) **Called to order** at 6:00pm by Chair Sadak.

2) **Executive Session**

a) Consideration of New Public Safety Union Contract (Pursuant to MRSA 1 §405 (6)(D))

Motion to enter executive session as listed above by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Motion to leave executive session at 7:00pm by Selectman Sadak. Seconded by Selectman Taylor.

Unanimously approved.

3) **Minutes of previous meetings**

a) December 11, 2018

Motion to approve as presented by Selectman Bullock. Seconded by Selectman Taylor.

Unanimously approved.

* Taken out of order

b) February 12, 2019

Motion to approve as presented by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

4) **New Business**

a) Discussion of the Possibility of Installing Solar Arrays at the East Raymond Public Safety Building and the Central Station – Nick Sampson, Revision Energy

Mr Sampson brought a Power Point presentation. Revision Energy has over 250 employees in locations in Maine. The cost of solar has gone down 75% in the past 10 years. Maine receives annually more sunlight per day than Germany who is a leader in solar energy. The panels are made of tempered glass and will last about 40 years and the inverter system (which converts the energy from DC as collected to AC for usage) will last about 20 years. Most of Revision Energy's projects do not include battery systems, they are "grid tied" and the grid (CMP, etc.) acts as the battery system. In this case, if the power goes down the system will no longer work unless there is a battery backup. Excess power is sent to the grid and is credited to your power bill account. There is web-based monitoring of the system. The failure rate for panels is extremely low. Any problems usually pop up in the first year or two while the system is under warranty. The proposal contains 399 solar panels with 9 solar inverters and would produce approximately 155,900 kWh which is about half of the use for the Town buildings. The cost is estimated at \$290,928. Lifespan – 30 to 40 years. Warranties: 25 years for panels, 12 years for inverters. Outright purchase has a 14-year payback and financing has a 16-year payback. There are community educational opportunities with implementing a solar system. 22 Maine municipalities are customers of Revision Energy. Solar panels degrade each year and Revision Energy degrades their projects by 0.5% per year. Right now, there are not grants and rebates available from the State or Federal. There may be a higher credit for commercial customers upcoming. Revision Energy has not looked at the Raymond schools for potential solar. Often schools are high users of electricity. We started with solar hot water, but now we do very few of these. It would not be cost effective to run a cable from the Public Safety building on Webbs Mills Road to the Town Office, but we can use the credits to offset the electricity bill at the Town Office. Under currently policy you can offset up to 10 CMP accounts, with the proposed 2 projects we could offset 20 and we have 16. A snow-guard system would be included in the design so the snow would not all come down at one time. Revision Energy would look at whether or not to add battery backups. The next step would be to do a site evaluation and a formal proposal for the Town's review. This is all free. A structural review is usually performed after a contract is signed, we could look at options to have this done prior to the contract.

Chair Sadak – Now it is up to the Board to decide if we move forward or not. My concerns are what is coming from Augusta and how the withdrawal goes so we could possibly include the schools.

Selectman Bullock – I think the school stands alone in this, at most there may be wires run to RES. I would assume that this is the right legislative environment for this stuff to go forward.

Selectman Olsen – If we wait and do the school as well, the project would be of sufficient size to warrant going out to bond as a Town rather than going to the bond

* Taken out of order

bank. We are one of the few AAA rated municipalities. This could mean substantial savings.

Finance Director Ricker – We would have to go for \$1,000,000 before we could find that “sweet spot” between private and the bond bank.

Town Manager Willard – We can check with our State Representatives to see what is coming in Augusta. I agree that there will be a push towards it with the current administration. Often however, these incentives are needs based and with our tax base we do not have the need.

Mr Sampson – The development process can take up to a year which gives you opportunity to see what is available for funding. If you decide to hold off once there is a proposal for 6 months to a year because there may be an incentive coming you would still be better off when you restarted the conversation with Revision Energy.

Town Manager Willard – So, if we were to move forward with no obligation, we would be in a position to have a “shovel ready” project when incentives became available.

Mr Sampson – We could look at the school at the same time so that could be ready if the withdrawal happens.

Chair Sadak – So, what are we going to do?

Selectman Taylor – I would like to move forward.

Selectman Bullock – Move forward.

Selectman Gifford – Absolutely.

Selectman Olsen – We should get the “looking” done. We are a long way from a decision. You are not going to sell it to me on the fact that it will save us money with a payback in 15 or 20 years. I have to be sold on that it is the thing to do. There must be a compelling reason other than the cost savings.

Town Manager Willard – There are many compelling reasons why you would do this. I thought the cost reason would resonate with the Select Board more. We will provide more information pertaining to compelling reasons. I think the future is solar. It is a long payback but is it also a long useful life.

Chair Sadak – I have a problem with the 16 years.

Selectman Bullock – How much efficiency is gained as improvements are made to panel production each year?

Mr Sampson – It is a small and steady gain in efficiency, so at the end of life we suggest recycling the old and replacing with new.

b) Consideration of New Road Name – Kaela Gonzalez, 911 Addressing Officer

Slippery Way off Spring Valley Road. The road name conforms to addressing standards. It is required because a 2nd home is going on that driveway.

Motion to approve Slipper Way by Selectman Bullock. Seconded by Selectman Gifford.

Unanimously approved.

c) Consideration of Issuing Quit Claim Deeds – Sue Carr, Tax Collector

Name	Map-Lot	Location	Amount Paid
Scott & Keith Libby	041-035	54 Boulder Road	\$9,904.83
Richard & Claire McIntyre	040-002	1 Panther Pond Pines Road	\$3,664.24

Motion to approve the Quit Claim Deed for Scott & Keith Libby by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve the Quit Claim Deed for Richard & Clare McIntyre by Selectman Olsen. Seconded by Selectman Gifford.

Unanimously approved.

d) Consideration of Requests for Abatements – Curt Lebel, Contract Assessor

Name	Map-Lot	Abated Value	Reason
Danielle Emerson	004-014	\$174,800	House assessed to wrong parcel
Brian & Andrea Varnum	058-008	\$19,300	Camp was 90% destroyed by tree prior to 4/1/2018
Keith Chase	019-019	\$10,600	Garage and Carport assessed twice
Terri Brooks	061-005	\$132,500	Land and building overvalued

This is a total of \$337,200 in valuation abated, with a tax amount total of \$4,248.72.

Motion to approve an abatement for Danielle Emerson by Selectman Gifford. Seconded by Selectman Taylor.

Unanimously approved.

Motion to approve an abatement for Brian & Andrea Varnum by Selectman Gifford. Seconded by Selectman Taylor.

Unanimously approved.

Motion to approve an abatement for Keith Chase by Selectman Gifford. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve an abatement for Terri Brooks by Selectman Gifford. Seconded by Selectman Bullock.

Unanimously approved.

* Taken out of order

e) Consideration of Supplemental Tax Bills – Curt Lebel, Contract Assessor

Name	Map-Lot	Supplemental Value	Reason
Ashley Lewis II	004-014-B	\$174,800	House assessed to wrong parcel
Daniel Fournier	013-005-A	\$235,100	Prior owner was tax exempt and this was not removed when sold
Justin L Hayward	009-058	\$79,700	Prior owner was tax exempt and this was not removed when sold

This is a total of \$489,600 in valuation, with a tax amount total of \$6,168.96.

Motion to approve an abatement for Ashley Lewis by Selectman Gifford. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve an abatement for Daniel Fournier by Selectman Taylor. Seconded by Selectman Bullock.

Unanimously approved.

Motion to approve an abatement for Justin Hayward by Selectman Taylor. Seconded by Selectman Gifford.

Unanimously approved.

f) RSU #14 Withdrawal Committee Update – Rolf Olsen, Chairman

Selectman Olsen – The primary work thus far is to draft a withdrawal separation agreement. This is now in the hands of the attorney to be reviewed prior to giving to RSU #14 and the RSU #14 Board of Directors. The next meeting will be to get subcommittees organized for looking at programs, budget, etc., all the various things that will have to take place. We will be looking for volunteers for sub-committees and input from the Town so we can develop ongoing plans for what the schools would look like if we do withdraw. There is an application on the website at www.raymondmaine.org.

5) Public Comment

* Peter Wright – New President for Bridgton and Rumford Hospitals – I served on the local Fire Department, Rotary Club, School Boards, etc. for years. Over the last year there has been some controversy at Bridgton Hospital, that is behind us. I sit on the Board of the American Hospital Association and we are working with Congress on how to support local health care in rural America. We are rated grade A by Leap Frog and no other hospitals in Maine are rated grade A through them. We don't take care of patients, we take care of our friends, family and neighbors. Several hospitals in Maine have merged, closed or reduced services. We have 100 days cash on-hand right now and we intend to improve this. We serve 64% of the Lakes Region. We struggle to find a qualified and experienced workforce. We are working on beefing up OB programs and on adding other areas of

* Taken out of order

expertise. We are looking to find all the needed services on our campus for the surrounding area. There is a shortage of primary care providers in the area, so we have opened up a walk-in urgent care facility. 30-40% of cases in the Emergency Room could be handled at an urgent care facility for less cost. We have recruited temporary providers. We are working on expanding surgical services. Our staffing is stable. We rotate providers for ER from Lewiston.

Bruce Flaherty – I am from Augusta and am with the Spirit of America volunteer recognition program. Spirit of America Foundation is a 501(c)(3) public charity established in Augusta, ME in 1990 to honor volunteerism.

From their website: The Spirit of America Foundation Tribute is presented in the name of Maine municipalities to local individuals, organizations and projects for commendable community service. Since Alma Jones received the first Spirit of America award from Augusta Mayor William Burney on Nov. 26, 1991, the tribute has been presented at 500+ ceremonies! Spirit of America Foundation gives special thanks to these corporate sponsors: Ballstown Fire Arms, Capitol Chapter MSEA, Gardiner Federal Credit Union, Kennebec Savings Bank, Maine State Credit Union, Sprague & Curtis Real Estate, and Financial Services Agent Shirley Ezzy.

Keira Sargent – Will any action happen from the Revision Energy presentation.

Selectman Olsen – The next step is a formal proposal.

Chair Sadak – We are still in the information gathering stage.

Town Manager Willard – This time delay will buy us time to see what comes out of Augusta.

Ms Sargent – I bought a solar project from Revision Energy and had a very positive experience. We got proposals from 3 companies. Revision has a large support mechanism. We did not go with a battery backup. They structured their proposal with all of the technical information and options for financing. They dealt with CMP and we had a smooth transition in 2017. I am on Hayden Brook Road. The snow slides right off. Maine has more sunny days in the winter than you think. Their production estimate has been “spot on”.

6) Selectman Comment –

Selectman Bullock – The Raymond Brochure is well underway for this year thanks to the Vitalization Committee.

Chair Sadak – We received a letter from Janis Cummings of the RSU #14 Board of Directors asking for a representative for the Superintendent search board. Selectman Bullock accepted the position.

7) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- April 9, 2019
- May 14, 2019

b) Reminder of Budget Schedule

- March 26, 2019 – Budget Workshop

* Taken out of order

- April 23, 2019 – Select Board Warrant Review and Approval
- April 30, 2019 – Budget-Finance Committee Recommendations for Warrant Articles
- June 4, 2019 – Town Meeting – 6:00pm - JSMS

c) **Reminder of Upcoming Holiday Schedule**

- Monday, April 15, 2019 – Patriots' Day

8) **Treasurer's Warrant** – no warrant tonight

9) **Executive Session**

- a) Consider Annual Report Dedication (Pursuant to MRSA 1 §405 (6)(A))

Motion to enter executive session as listed above by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Motion to leave executive session at 8:50pm by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

Selectman Olsen – The Town Clerk will act as directed in executive session.

10) **Adjournment**

Motion to adjourn at 8:52pm by Selectman Taylor. Seconded by Selectman Gifford.

Unanimously approved.

Respectfully submitted,

Susan L Look

Town Clerk