

North Berwick Board of Selectmen Minutes May 5, 2015

NORTH BERWICK BOARD OF SELECTMEN MINUTES MAY 5, 2015

Present: Chairman Galemmo, Selectman Folsom, Selectman Cowan, Selectman Johnson Jr., Selectman Hall

Also Present: Dwayne Morin

Chairman Galemmo called the meeting to order at 6:30 pm.

1. Pledge of Allegiance

2. Review and Approve Minutes of April 21, 2015

Selectman Cowan motioned to accept the minutes of April 21, 2015. Selectman Folsom seconded the motion. VOTE: 5-0

3. Public Input:

There is no public input.

4. Unfinished Business:

A. Canoe Launch: Update

Dwayne stated that they installed the sign today. They should have the fence all installed by the end of next week. He said that the dock is in and it is in Portland, however, the gangway is 6-8 weeks backlogged. Dwayne stated that they are trying to get this pushed up to try and get it within 4 weeks.

B. Dispatch: Update on 14 Town Group

Dwayne reviewed how our dispatch works for the new Selectmen. He said that our dispatch runs through Sanford. He stated that our Police Department actually own our radio channels. We own a couple of high frequencies and this is what we dispatch on. In regards to our Fire and Rescue, we had joined with what was initially a 14 town group to build a network from Parsonsfield all the way down to us. Slowly some of the towns have left the group and done their own thing. The group is currently down to 6 towns. He stated that unfortunately, the group was mostly just word of mouth with what they agreed to do and share in cost. There was never a formal arrangement. He stated that this needs to change so they are currently in the process of putting together something formal. They are meeting next Wednesday and he is hoping that they will finalize a Memorandum of Understanding on how they will enact with each other. They will elect a Chairman to run the meetings and figure out how to pay the bills. In the past, it has cost the Town of North Berwick about \$3,000 to be part of this. He stated that if they did it on their own it would probably be about \$8,000 before installing any towers. Also, because frequencies work in pairs and pagers need to be bought with a range, it would be expensive. If we bought more frequencies, they would be out of the range of our pagers so we would need to buy all new pagers. Pagers cost about \$850 each and we would have to buy about another 40-50 of them. It is definitely more cost effective to be part of this group.

Dwayne stated that one of the bad parts about all of this is that our budget was finalized for the year. They had heard rumors that Acton's tower on Blueberry Hill had lost their lease. They just found out that Acton just signed a lease with the people that own the property for \$400 per month. They want our group to pay for that. Dwayne stated that he is concerned about that because they were not part of the negotiations and they are just handing us a bill. He said that the other two leases that they have, they pay \$175 per month. Selectman Johnson said that he thought that they usually just piggy back off of the water towers. Dwayne said that Acton does not have a water tower so they had to install a tower. He said that the tower is actually owned by the Town of Acton but the land that it is on is not owned by them. They originally had a 20 year lease and didn't have to pay anything. That owner has died and the daughter is now asking for a payment of \$400. Dwayne said that instead of negotiating, Acton just accepted the \$400 per month lease and now they are trying to get the group to pay for it. Dwayne stated that he has spoken with the Board of Selectmen in Acton and asked them if they had used all of the negotiation tactics that they could use. He said that one of the tactics that he would have used would have been to try and buy the property from them. The Acton Board asked him why they would do that. Dwayne told them that they will be paying out \$48,000 and at the end of the lease, they will have nothing. Dwayne stated that he is sure that that piece of property is not worth \$48,000. He stated that he would have also used the tactic of eminent domain. The Acton Board said that they did not think about either one of these tactics. Dwayne said that this is one of the things that they will be discussing at the next meeting. They will need to decide if the group should pay for the entire monthly amount or just a portion of it. Dwayne stated that if they decide to pay for the full amount than this will affect our town budget. He said that the budget was estimated to be about \$4,000 for the year but now it looks like it will be closer to \$5,000 because of the lease.

Dwayne said that the group will now be called the York County Emergency Communications Group. He also stated that there are 6 towns that are part of the group. He said that there are actually 7 towns currently using it but one town is not paying us. The group has given the Town of Hollis a month to make the decision whether they stay on or not. If they are going to use our frequency, they will need to pay us for it. If they don't want to pay us they will not be allowed to use our frequencies anymore because it is not fair to the other towns that need to maintain these systems. Selectman Johnson asked how they determine how much each town is liable for. Dwayne stated that they just split it evenly among each of the towns in the group. Dwayne stated that there are 8 towers and most of the towns use 2 towers each. He said that North Berwick uses our water tower and the one on Fort Ridge up in Shapleigh. Acton and Shapleigh use Fort Ridge and Blueberry Hill. Limerick uses Hosac and Fort Ridge. Dwayne clarified that there are actually 4 towers with 2 frequencies on each one. Lebanon uses Blueberry Hill and Fort Ridge. So each town basically uses 2 towers so by splitting the cost evenly, it actually works out well. Selectman Johnson asked if the call volume had anything to do with the cost as well. Dwayne stated that call volume had nothing to do with this because that went through Sanford Dispatch. He stated that these are basically like little mini computers that sit in a building somewhere underneath the tower, so we need to pay for electricity and site rental. Selectman Cowan asked if there was a backup power supply for these. Dwayne said that some of them did and some of them did not. He said that the two major towers are Hosac and Fort Ridge and those have back up power. These are actually owned by Southern Maine Communications and we rent from them. Our water tower also has back up power but it is not on site. We actually bring our emergency back up there. He stated that in order for emergency power to be used, you need to buy Honda generators which are very expensive. We do not want to leave it around so we have a Honda generator that looks like a suitcase. He said that because it is computerized equipment you can't have any surges. The Honda generators are actually made for computers and do not create any surge. We carry ours in the back of our police cruiser so when the power goes down, that is the first place that our cruiser goes to. It will run for 8 hours on a tank of gas.

C. FEMA: Update on Blizzard Juno Reimbursement

Dwayne stated that because the blizzard that happened from January 27th through the 29th was declared a State of Emergency, we will be getting money for plowing snow. He said that we put in a reimbursement claim for about \$36,000 but it has been changed to about \$23,000. This is because FEMA has decided that instead of just giving us what we actually used, they have created standards. We do not get reimbursed for our guy's regular hours of work. We basically get paid for the overtime and any additional men that we called in to help. Dwayne said that he reviews all of the hours and determines what the best 48 hour time period is to submit. This year it was from 4:30 in the morning on January 27th through 4:30 in the morning on January 29th. This was the best time to capture to get the most cost. He said that of the 48 hours, our men worked 36 hours. We get reimbursed for the overtime hours for our regular employees, the hours for the additional men called in, reimbursement for our truck usage and for our materials. He said that they used to get reimbursed for the actual receipts for the materials, but he was informed today that FEMA has changed this. We will be reimbursed for 350 lbs. per lane laid. They will be giving us 2 rounds of sand and 2 rounds of salt. Instead of getting \$12,000 of

reimbursement, we will be getting \$3,000 for materials. Dwayne stated that they budget to plow snow so any reimbursement is a bonus.

Dwayne stated that the way it works is that Federal will be giving us 75% reimbursement, State will give us 15% and we are responsible for 10% of those costs. We will be getting back about \$21,500 and this will go right back into the Winter Highway budget. Dwayne stated that after this year there is about \$30,000 left in this budget. Selectman Johnson asked if they find out that we have money left in the budget, could FEMA decide to not reimburse us. Dwayne stated that they do look at that. Dwayne stated that they should get the Federal money within 6 months but the State could take up to 2 years because the legislature has to vote on a supplemental budget to give us this money. They will give the money because it is the Governor that asks for the declaration so they have to give the State's portion. It is only a matter of when they will give it.

D. CEO: Update on Interview Process

Dwayne stated that they will be doing interviews tomorrow. He included a list of questions that he will be asking the applicants. Chairman Galemme and Selectman Hall may have other questions that they may want to ask as well. They are going to interview three people. Selectman Hall asked if Dwayne was the one that would make the ultimate decision on who will be hired. Dwayne said that he makes a decision and then brings it back to the Board of Selectmen to see what they think. He would definitely not hire anyone that the Board would not want. Dwayne stated that he hopes to find somebody through this round of interviews so they can come on board sometime in June.

Reminders: Next Board of Selectmen's Meeting – May 19, 2015 – 6:30 pm Municipal Building

5. New Business:

A. Selectmen: Goals for Ensuing Year

Dwayne stated that he keeps this on the Agenda for a few meetings to find out from the Selectmen what goals they would like to focus on for the upcoming year. Chairman Galemme stated that he would like to see them follow up with the walking and biking trail at the Community Center. Chairman Galemme explained to the new members that the Brownies had come before the Board stating that they would like to have more bike trails. He said that they thought about doing one around the Community Center and included it in the Budget to be voted on. Dwayne went on to explain that because of a host of different things happening, it didn't get to the Parks and Rec to review until the day before it was going to the Budget Committee so they never had a chance to discuss it. He said that since that time, they have been able to discuss it and they voted 5-0 not to favor the bike trail. Dwayne did inform the Parks and Rec Committee that they will come in and meet with the Selectmen so they can all discuss it. Dwayne stated that if it was just a walking trail they would be fine with it, but they have issues with the biking. They are concerned about the biking and the interaction with all of the other sporting events that occur on the facility. He said that it was mainly because the other events involve balls and the interaction between the bikers and the balls. Dwayne stated that he feels that there are ways to

get around some of the concerns but he wants to respect the Committee's concerns. When they get together, hopefully the Board can mitigate some of the concerns that they have or come up with some other ideas.

Selectman Cowan asked Dwayne what the town currently had for biking trails. Dwayne stated that they had none right now. Selectman Cowan asked what we had for walking trails. He said that we actually have quite a few hiking and walking trails. He stated that what we don't have is a flat walking trail, especially for the elderly. He stated that a lot of people walk on the road but they would really like to see something off road for safety reasons. Selectman Cowan said that people can use the track at the High School when there are no events going on. Selectman Hall asked if it was elderly housing next to the Community Center. Dwayne said that it was and they actually built a trail down to the Community Center for events that they would like to attend such as senior luncheons. The other walking trails that we have are behind the Elementary School and a whole series of trails on Bauneg Beg Hill. He said that the Parks and Rec did talk again at the possibility of looking into the Eastern Trail but he doesn't believe that they understand the overall scope and financial responsibility that is involved. He stated that what we would spend to make a walking/biking trail on our property is a drop in the bucket of what we would spend to build the Eastern Trail. Selectman Cowan stated that these are definitely some of the issues that we should discuss with the committee when they meet with them. Selectman Hall asked what the cost of the biking/walking trail would be and Dwayne said that it would be about \$25,000 for about a quarter of a mile track with 8 foot wide stone dust. Dwayne said that there was also some discussion about paving the trail but that would add about another \$20,000 to the total cost. Dwayne told the new members about the opportunity for the town to get some recreation funds that are only entitled to us. We just have to apply for it and the group has to agree to fund it for us. The Maine Community Foundations Elroy Day Fund has funded the canoe launch, the sidewalk and light project in the Mill Field and the two dummy lights. There is currently about \$30,000 available in the fund. We went to them to see if they would fund additional flags that we had done during the holiday season. They didn't feel that that was they were looking for. They are looking for more of a permanent type of project. Maybe they could use this fund to help with the walking/biking trail.

Chairman Galemme asked if there was a brochure that showed where all of the trails were in town. Dwayne stated that they are all listed in the Parks and Recreation brochure along with a map of the trails. Chairman Galemme was thinking on focusing on a healthy North Berwick. Dwayne stated that he had a GIS Map done for the Conservation Committee which shows where all of the town property is located. They can also see where there are gaps of connectivity between the land parcels. Dwayne stated that there is a program called Project Canopy that is run by the Forestry Service and one of the projects that they will fund is the creation of multiple use trails. They will allow us to engineer the layouts and actually do the trail. The town of Old Orchard Beach just received a \$40,000 grant to do this on a couple of parcels that they have. One of the people that helped write part of the Project Canopy grant is Dave Parker, who happens to be on our Conservation Commission. Mr. Parker has already brought this to the Conservation Commission's attention. Selectman Hall asked how Mr. Parker became our Tree Warden. Dwayne stated that he is a Forester and we needed somebody to look after trees and he volunteered. Chairman Galemme stated that it would be nice to have more promotion about the trails. He thinks that maybe they could do a separate smaller brochure just about the trails.

Dwayne stated that he thinks that the Conservation Commission will be looking into that. Chairman Galemmo said that another thing they could probably do through this grant is have trails for cross country skiing. Selectman Cowan said that they have had a lot of discussion about business development. She stated that this would be another way of reimagining or looking at different ways to promote the town. It would be nice to show that we are also interested in promoting agriculture.

Dwayne pulled up the GIS Map on the computer to show the Selectmen the different land parcels that are owned by the town or by Great Works Trust. He stated that they would like to look at how to obtain some properties that could connect to parcels that already owned so we would be able to do something with the land. They could look at purchasing or obtaining the land through easements. Chairman Galemmo stated that they don't necessarily have to wait until more land is obtained. They could start trails on land that they already have with the intention that they will branch out later on. Dwayne stated that they are hoping that Project Canopy will be re-upped this year. He said that they have not spent all of the money that they have been allotted yet. Selectman Hall stated that building and promoting trails is definitely a great goal.

Chairman Galemmo would also like to see the terms of the Planning Board be aligned with the terms of every other committee. Selectman Cowan said that she agreed with this. It should be changed from 5 years to 3 years to be consistent. Selectman Hall asked if it would need to go before the Town to vote on and Dwayne said that it would because it is actually an Ordinance change.

Selectman Cowan stated that she is concerned with the areas of town that are in areas of heavy traffic and do not have a very appealing aesthetic look. One of the areas is on Madison Street and Dwayne said that they are working on this area. She stated that the other major area is at the light across from the Angel of the Berwicks. She feels that it is such an eyesore. She knows that it is not something that can be done right now but feels that we should not give up on it. She stated that it might be a nice area to have a little building that would have information about the town, maps, etc. Dwayne stated that the Historical Society is planning on doing something like that with the building next to Dollar General. Their goal is create a business museum for a history of the businesses around the community. Selectman Hall asked what the property at the corner was assessed for. Dwayne stated that he wasn't sure but he knows that it wasn't for much. He stated that the building would have to come down. The building itself is structurally sound. If it wasn't then they could have forced for it to be torn down. He also stated that the problem with developing that parcel is the traffic is definitely against you. Now that the State has installed islands there, there would only be one way in and one way out. This would eliminate any businesses building there because they don't like the one way in and one way out. If a business would be interested, it would have to be a very low traffic business.

Selectman Hall asked how a town purchases land. Dwayne stated that they would have to negotiate and then go to a town vote. The Board of Selectmen do not make that decision. Selectman Hall asked if there was any precedent for this in the town. Dwayne said that they have rarely bought property. He said that that they typically obtain their land when people don't pay their taxes and we just hold onto it. Selectman Cowan said that maybe they should be thinking of investing in some of the property. She said that it would have been great if they could have

obtained the property on the corner when it was up for auction for \$30,000. Selectman Folsom stated that it has always been the contention of the Board that they are not in the real estate business. Selectman Cowan said that if it was property that would enhance the town to maintain in a certain form, they should probably consider it. She doesn't think that they should get in the business of buying and selling property but thinks it would be good to invest in parcels of land that would enhance the town. Dwayne said that it is something that they have never done. Dwayne stated that the one time that they did try to purchase property they were shot down. About 10-12 years ago, they wanted to purchase the Gray-Osgood property. He said that they actually had the money set aside to buy it. Chairman Galemme asked what they wanted to do with it. Dwayne stated that they were going to build the Town Hall and Fire Station. They were also going to connect it to the Post Office. He said they had the unanimous vote of a Committee that they had set up to review everything. When they went to Public Hearing, the Committee flipped their vote. Selectman Hall asked if the vote was just for buying the land or for the new buildings and parking as well. Dwayne stated that it was just for the purchase of the land.

B. Transfer Station: Recycling Report Update for 2014

Dwayne stated that every year they have to produce a report regarding recycling and he wanted to show it to the Board. He stated that last year our recycling rate was 37.05% but our diversion rate was 46.75%. Chairman Galemme asked how that matched with the State average. Dwayne said the State is trying to get everyone to 50% and we are way above the average towns. We are near the top of the recycling rates in the State. He said that you will see a lot of rates. The MSW recycling rate of 41% and an MSW Diversion rate. He said that this is how they look at waste. MSW is just municipal solid waste. Then they throw in the CDD which is construction demolition debris and then they have the LCD which is the land clearing debris. He said that our solid waste rate was 41%. When you throw in CDD and LCD we go to 37.05%, but we got up to 46.75% when we look at diversion rates. Selectman Hall was wondering if we make any money off of the recyclables. Dwayne said that they don't make much money anymore off of recycling. He stated that when they installed the secondary baler a few years ago, they were looking at doing single sort recycling. The reason that they haven't done it yet is because they have been able to make enough money to offset the labor costs for sorting the recyclables. The labor costs for the year runs about \$25,000 per year, but we have been making about \$40,000 so they haven't gone ahead with the single sort. He said that our Transfer Station Supervisor does a great job of finding us the best markets. For example, two months ago, the company that we sent our plastics to told us that we couldn't send it to them anymore. We have 10 tons of plastic to get rid of right now. He said that recycling companies just want 1 and 2 and we do 1 through 7. He stated that the 3 through 7 markets just bury them when they get them because there is no market for them. We were able to strike another deal because of some of our other products that we recycle to actually get paid for our plastics. They actually came down and visited our facility. They were willing to pay us and we got \$40 per ton on the last load. We make our big money on paper. The most money that we make is the \$.05 that we make on the bottles and cans that people bring in. We make about \$15,000 a year on that. If we weren't sorting, that revenue stream goes away. Keeping the sorting works for now because we still make money. We are also able to employ retired people. Dwayne stated that with glass, they don't actually turn it back into glass. They actually grind it up and use it as a top cover on their landfills.

Selectman Folsom stated that our town is one of the best for recycling and we are often used as an example for other towns to model. Selectman Johnson asked if landlords were required to have a dumpster on their property for their apartment buildings. Dwayne stated that they do. They also require that all of their businesses take care of their trash. He said that their two biggest businesses have the best corporate recycling rates in the State of Maine. Both Hussey and Pratt have about an 80-90 percent recycling rate.

Selectman Hall asked if they ever considered putting a skating rink over at the Community Center. Dwayne said that they have tried for years to try and have a skating rink. One of the problems that we have is the weather because it doesn't get cold enough. He said that the Pavilion at the Community Center is actually built to be a skating rink. For 4 years in a row, some volunteers tried to create a skating rink there but they only created a nice looking pond. Before we did it there, we tried to do one in the Mill Field. However, the Mill Field is at a pretty good slope so you couldn't get the ice to be even. He said that they were successful one year at the Community Center. They had ice for one weekend and then it got hot again and it melted. Another problem is that they are very labor intensive. They would need at least 7 people to volunteer where they could take turns every day to try and maintain it.

6. Other Business:

Dwayne went over the fuel fund for last year. We spent about \$2,175. We had 7 applications that were approved and 2 that were denied. We currently have a balance of about \$8,400. He stated that he did speak with one person this week that is not happy about how our fuel fund is structured. The way it works is that you cannot get fuel assistance if you have received general assistance.

Selectman Folsom said that they were putting gardens in behind the library. Dwayne said that they had some behind the church. Selectman Folsom said that they had added it right behind the library and it abuts Jimmy Kezar. He is concerned about having children running around his yard. Dwayne said that maybe the library is doing it. Selectman Folsom told Mr. Kezar that it had nothing to do with us.

Selectman Folsom said that she had another lady that was very upset. She said that when people go to the Transfer Station things fall off their trucks and the ditches are a mess on Lebanon Road. This person was wondering if we could do something about cleaning this up. Dwayne said that if she would be willing to put together a bunch of volunteers, he would supply them with the bags and anything else they may need to clean it up. Selectman Folsom said that the lady feels that the town should be taking care of it. Dwayne said that the men have too much to do but if the Board wants him to direct them to clean the sides of the road, he will do so. Dwayne said that he would supply the bags, the gloves, the vests that they need to wear and anything else they may need to anyone who wants to do the cleaning. He said that sometimes groups like a church or the boy scouts will do it. Selectman Hall said that maybe high school students could do it for community service hours. Dwayne said that they tried that once but the amount of supervision that was needed to direct the kids was too much. Dwayne said that he will have the guys pick up any bags if they let him know where they are. Dwayne stated that the State will usually start around this time of year to do their clean ups and they will sometimes use prisoners to do it.

Selectman Cowan asked if we could ask the State to clean up that area since it is a State road. Dwayne said that he would call and ask.

Dwayne said that he included a list of all of the committee members and their terms.

7. Review and Approve Warrants and Correspondence:

Warrant:	April 28, 2015	- \$
Warrant:	May 5, 2015	- \$ 53,923.00

Selectman Cowan motioned to approve the Warrant of May 5, 2015 for the amount of \$53,923.00. Selectman Folsom seconded the motion. VOTE: 5-0

Dwayne stated that our tax deadline has gone by and we have done pretty well again this year with our tax collection. Within the next couple of days, they will get the final receipts in.

Selectman Galemme stated that Tuesday was the vote on the school budget. He asked Dwayne what kind of increase we were looking at for the town. Dwayne said that they are looking at an increase of about \$190,000 which would be about \$.37 on the mil rate. He believes that they will be able to buffer some of that cost because he thinks that they will have more value to cover it. They will not be able to cover it all so there will definitely be a tax increase next year and it will be attributed to the school. He said that he has had people call him that are very upset about the school budget and they want to know how to defeat it. He tells them that this is what the Town Meeting is for.

8. Adjournment:

Selectman Folsom motioned to adjourn the meeting at 8:15 pm. Selectman Cowan seconded the motion. VOTE: 5-0

Respectively submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Charles Galemmo

Selectman: Wendy Cowan

Selectman: Elaine Folsom

Selectman: Michael Johnson, Jr.

Selectman: Jonathan Hall