

North Berwick Board of Selectmen Minutes June 15, 2021

NORTH BERWICK BOARD OF SELECTMEN MINUTES JUNE 15, 2021

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

Also Present: Dwayne Morin

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

1. Pledge of Allegiance

2. Elect Chair and Vice Chair for Ensuing Year, Committee Appointments

Selectman Hall nominated Charles Galemmo to be Chairman. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

Selectman Cowan nominated Michael Johnson, Sr. to be Vice Chairman. Selectman Hall seconded the motion. VOTE: 5-0

The Board agreed to stay on the same committees as before which are as follows:

Labor Committee – Selectman Hall, Selectman Johnson, Jr.

Fair Hearing Committee – Selectman Cowan, Chairman Galemmo

Rescue Committee – Selectman Johnson, Sr.

3. Review and Approve Minutes of June 1, 2021

Selectman Hall motioned to approve the minutes of June 1, 2021 as written. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

4. Public Input

There was no public input at this time.

Dwayne stated that he thought there would be some people present. He has been getting a significant amount of complaints about speeding. Some people from Lebanon Road would like the town to petition the State to lower the speed limit from 35 to 30. Dwayne stated that the Police Department have been giving out quite a few tickets. He said that Chief Peasley will be hosting an Open Forum next week at the Community Center for people to come and talk to him about speeding and other issues. Dwayne does tell people that, at most, we have 2 Officers on the road, and we have 65 miles of roads to cover in town. It is very hard to cover all of the roads on a regular basis. Dwayne stated that they have also been moving the sign board all around town.

5. Unfinished Business:

A. COVID-19: Recovery Funding

Dwayne stated that there is not much more to report on Recovery Funding. We have not received anything yet. People are still trying to figure out what it will be used for. The Federal Government has issued guidance papers which are up to about 19 or 20 pages. They are being very elusive. Selectman Cowan asked when we are supposed to get the money. Dwayne said that we were supposed to get it in May, but the State still has not received the money because the Federal Government has not released it yet. He stated that they had a meeting with Senator Collins, Senator King and Representative Pingree's offices. They said that the Federal Government is trying not to tell towns how to spend the money. Dwayne said that if they don't tell the towns how to spend the money, then the towns will get in trouble if they spend it on something that they shouldn't have.

Dwayne stated that there is a Public Hearing on June 23rd with the York County Commissioners. He said that York County is getting \$40 million. They are having the Public Hearing to determine what to do with the money. Dwayne stated that the Town Manager Association asked for a private meeting with the County Commissioners, but they denied it. Dwayne stated that, as a Manager's group, they have been discussing affordable housing. He said that there is a lack of labor, especially in Southern Maine and this is tied into housing. People cannot live in our area to support the lower wage jobs. He said that the State is going to put a significant amount of money into affordable housing in the State. The Towns have been talking about this being an opportunity for them to do something.

Dwayne stated that everyone talks about affordable/workforce housing, but nobody ever does anything about it. The main reason is that when you sell workforce housing, you restrict it tremendously. You don't want somebody coming in and getting a \$300,000 house for \$65,000 and then turn around a year later and sell it for half a million dollars because it is in Wells, and they can make a big profit. It is restricted so you are not allowed to sell it. If you do sell it within a certain time frame, you can't sell it for more a certain amount, which is whatever the number is for affordable housing in that year. A lot of people don't want to get involved in that because they can't make any money. Dwayne said that there has been some talk as to if the County would be interested in working on this. They were told that they have 6 minutes at the Public Hearing like everybody else to discuss what they want.

Dwayne stated that we will get about \$500,000 now because they moved South Portland into an entitlement town. They were removed from the non-entitlement town so it will increase the percentage that each town will get.

Dwayne told the Board that we had an outbreak at the Transfer Station. There were 2 employees out. One of them tested positive and the other one is being tested on Thursday because she had to wait 5 days.

B. Linscott Road Intersection: Discussion on Progress

Dwayne stated that he is waiting for Libby Scott to give him a date as to when they will come put the final surface pavement on. He is hoping that they come this week. They have also ordered the signs and they should be in on Friday. Once the pavement is on, there is still some clean up work that needs to be done. They need to do the seeding, finish the driveway entrance, rip up the rest of the pavement, put a guardrail up across the existing road and put up a fence near the abutting neighbor. Once the area is paved, they should be done with everything else within 2 weeks. Once they pave, they will open up the new section.

The biggest thing right now is road paint. There is a massive shortage of road paint in the United States. Dwayne spoke to the person that stripes our roads and he is completely out of paint. The guy stripes all of Southern Maine, New Hampshire, and Massachusetts. Right now, he is only doing new pavement. Once he gets more paint, he will start doing the other areas. Dwayne will give him a list in order of priority which will be new pavement and crosswalks.

C. Budget FY22: Town Meeting Results

Dwayne stated that the budget overwhelmingly passed. We only had 300 people come out to vote.

D. GIS: Update on GIS Mapping Project

Dwayne stated that we are pretty much done with our GIS programs. He received the final ones yesterday. He showed the Board what it looked like on the projector. The new mapping is now completed so that it can now print on an 8 ½ x 11 sheet of paper.

E. Flat Iron Park: Request to Cut Back Bushes

Dwayne is meeting with RD Masonry tomorrow to go over the area and see what the costs will be.

F. Verizon: Update on Cell Antennas

Dwayne stated that when they originally started talking about this project, they were going to utilize the chimney to send all of the wires up. When Verizon finished their design, they needed 36 wires. From the 3rd floor to the roof, they need 36 wires and from the basement to the 3rd floor, they need 9 conduits. The conduits range in size from 4 inches to 1 inch depending on the size of the wire that they are running through. When they started looking at the chimney, they were going to put 9 holes in the basement, pulling 9 holes out and putting 36 in and pulling 36 out. This would be devastating to the chimney. He met with them last week and went through the whole building. Dwayne stated that the engineers, who are in Albany, NY said that they would use our storage closet and send it all through there. Dwayne told them that they couldn't use the storage closet because it is actually our electrical room. There is too much conflict and there is no space to put the conduits in. The engineers then said that they could use our IT room,

but Dwayne said there was no room in there either. We currently have in excess of 500 wires that come into our computer room. The conflicts would be too great.

Dwayne stated that he thinks that they have figured out how to do it. He stated that there is a false wall around the chimney. He said that we already have 1 breach in the basement in one of the chimneys, so they are going to use that breach. There is an 8-inch breach and a 4-inch breach. They are going to use the 8-inch breach to put in the battery cables which are 4-inch conduits and run it up to the 3rd floor. The concern was then how do they get the wires from the 3rd floor onto the roof without utilizing the chimney. Dwayne stated that he is not a fan of a lot of penetrations in the roof because there could then be a leak. He told them that we currently have 2 penetrations on our roof. He recommended that they could utilize the same spot where our current penetrations are.

Dwayne stated that the engineers will look to build what they call a doghouse next to the chimney. The first picture that they showed him, he turned down. The contractor then came in and showed Dwayne what they do. They have a fiberglass panel that looks just like the chimney that will make it look like the chimney is bigger. They are designing this now. He did see a picture of what they are planning, and Dwayne was impressed with it. Dwayne stated that it was good because they actually sent the contractor here to look at the area instead of just the engineer. He said that they will be doing all of the work on the weekend and at night. They will tent everything to keep all of the dust down and they will paint the walls after they are done.

G. Summer Camp: Request for Non-Resident Campers

Dwayne stated that they are gearing up for Summer Camp. Kaylyn stopped working for the Sanford schools, so she is done working for the summer. She has been concentrating on our Summer Camp. When Kristie went out on medical leave, we lost some campers so we have been advertising to see if we can get more. We have not been very successful. He stated that we have had 4 Lebanon families ask if they could attend our Summer Camp. Dwayne stated that the Board had put a resident only restriction so Kaylyn is asking if the Board would allow these Lebanon families to fill the spots. He said that they did advertise within North Berwick, and they had picked up a couple additional campers but there are still about 4 spots remaining.

Selectman Cowan asked how it would impact the program financially if we do not fill the spots. Dwayne stated that it will impact our budget. He said that we will most probably go into the hole a little bit for the summer. Selectman Cowan stated that since Lebanon is within the School District, she is not totally opposed to allowing them in. Selectman Hall asked if they would allow Berwick students as well. Dwayne stated that they have only been approached by Lebanon parents at this time.

Selectman Hall motioned to allow Lebanon and Berwick residents to fill the remaining Summer Camp slots. Selectman Cowan seconded the motion. VOTE: 5-0

Reminders: Next Board of Selectmen's Meeting – July 20, 2021 – 6:30 pm

6. New Business:

A. WC Insurance: Adopt Resolution Safety Incentive Program

Dwayne stated that, every year, we get reviewed by our insurance company. They come in and review our billings and part of the review includes a safety review. Over the past couple of years, we have had some significant Workers Comp issues. When they come for a review, we go over the cases that were costly cases. He said that they do the review internally as well as with our insurance company to see what we could have done differently. All the issues that happened were totally unpreventable. They were fluke accidents.

Dwayne stated that MMA is now saying that if we create a safety incentive program with them, we can save up to 10% off of our bill. Our bill is currently \$63,000.00 so we could save up to \$6,300.00. He doesn't know if we will make it to Tier 3, but we currently qualify for Tier 1. He said that he has a couple more things to do to get to Tier 2. He said that the biggest thing that they need to do is hold quarterly meetings. We will need to create a Safety Committee and they will need to meet on a quarterly basis to review all incidences that have happened, review policies and present policies to the Board for them to adopt. They need to keep minutes of these meetings and if leadership is involved, which would be Dwayne, then we can get to Tier 3. The committee would need to have members from the departments that have more of a tendency to have issues such as the Police Chief, representative from Fire, Rescue, Transfer Station, and others. Dwayne stated that the Board needs to sign a resolution stating that we are going to do this.

Selectman Hall motioned to approve the following MMA Workers' Compensation Safety Incentive Program Resolve Form:

WHEREAS, The Town of North Berwick is a member of the Maine Municipal Association Workers' Compensation Fund (hereinafter "WC Fund"); and

WHEREAS, Maine Municipal Association (hereinafter "MMA") provides risk management services and workers' compensation coverage; and

WHEREAS, MMA developed the Workers' Compensation Safety Incentive Program (hereinafter "the Program") to help reduce the incidents and impact of workplace injuries by implementing WC claim best practices; and

WHEREAS, MMA will provide necessary written program information, and offer assistance to participants; and

WHEREAS, WC Fund members that participate in the Program and complete the required activities, will have the opportunity to earn a credit to their annual contribution; and

WHEREAS, the Town of North Berwick is committed to providing a safe environment for its employees, citizens, and visiting public; and

WHEREAS, the Program will help enhance such an environment and promote a self-sustaining culture of safety with participating members,

NOW THEREFORE BE IT RESOLVED BY THE North Berwick Board of Selectmen to elect to participate in the MMA Workers' Compensation Safety Incentive Program.

DATED THIS 15TH DAY OF JUNE, 2021

Selectman Cowan seconded the motion. VOTE: 5-0

B. Fire Department: Authority to Operate Red Light in Personal Vehicle

Dwayne stated that the Board has 2 requests from the Fire Department for individuals to have a red light in their personal vehicle. They are for Zach Phipps and Toby Bowden. They both have been approved by Chief Gosselin.

Selectman Cowan motioned to approve the authorization to operate red lights in the personal vehicles for Zach Phipps and Toby Bowden. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

C. Appointments: Appoint Officials for FY22

Dwayne presented the Board with a list of the appointments for 2021 that need to be approved.

Selectman Cowan motioned to approve the Appointments for 2021. Selectman Johnson, Sr. seconded the motion. VOTE: 5-0

D. Commitment: Review Draft Commitment and Value Increases

Dwayne stated that now that they know what the budgets are for the Town, School and County, they have finalized the valuations. He said that they thought that they were going to stay level with the BETE funding with Pratt, but we actually lost \$7 million this year. Pratt got rid of about \$28 million of new equipment. Chairman Galemмо asked if we could use the COVID Funds to make up for some of this and Dwayne said that we could not. Selectman Cowan asked why they had gotten rid of the new equipment. Dwayne said that Pratt has 7 factories in the United States, and they share equipment. He stated that brand new construction was up about \$8 million.

Dwayne said that they did a 10% across the board increase on buildings and land. He said that our real estate values are up \$69 million from last year. With all of this, it still has us hovering around 92% or 93%. We lost about \$170,000.00 in Personal Property, gained some on our Homestead Exemption and lost in the BETE. He said that our Town budget is down \$87,000, School budget is up, and the County is up a little bit.

Chairman Galemмо asked what our current tax rate was and Dwayne said that it was \$11.90. Based on the numbers that Dwayne is seeing, if we stay at about a 3% overlay the new rate would be \$11.30. This will not equate into an actual tax decrease because of the increase in valuation. The average increase will be about \$135.00 for a \$300,000.00 home. He said that about 97% of taxpayers will see an increase in their tax bill this year. The main cause for this is the School budget. Our budget went down \$87,000.00 and the School budget went up \$276,000.00. We cannot absorb that kind of increase.

7. Other Business:

Dwayne stated that our Code Enforcement Officer will be starting on June 28, 2021.

They are starting to interview for the Assessor position. He said that they have 2 good candidates. They would like to be able to have some overlap with Craig while he is still here. They have asked Craig if he would be willing to come back some time in the fall to help and he said that he would do that.

8. Review and Approve Warrants and Correspondence:

Warrant:	June 8, 2021	- \$ 28,812.66
Warrant:	June 15, 2021	- \$ 614,475.04

Selectman Hall motioned to approve the Warrant of June 8, 2021 for the amount of \$28,812.66 and the Warrant of June 15, 2021 for the amount of \$614,475.04. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

9. Adjournment:

Selectman Hall motioned to adjourn the meeting at 8:12 pm. Selectman Johnson, Jr. seconded the motion. VOTE: 5-0

Respectively Submitted,
Susan Niehoff, Stenographer

Original to Town Clerk

Chairman: Wendy Cowan

Selectman: Jonathan Hall

Selectman: Michael Johnson, Jr.

Selectman: Charles Galemmo

Selectman: Michael Johnson, Sr.