

MINUTES
SEBAGO BOARD OF SELECTMEN'S MEETING
6:00 PM
TOWN OFFICE
TUESDAY, OCTOBER 15, 2019

ALL REGULAR BOARD OF SELECTMEN MEETINGS
ARE HELD THE 1ST AND 3RD TUESDAY OF EACH MONTH.

CALL TO ORDER

The meeting was called to order by Vice Chairman, Chris Parker, at 5:59 pm.

I. ROLL CALL

Present: Selectmen; Scott Douglas, Edythe Harnden, Chris Harrington and Chris Parker, Town Manager, Michele Bukoveckas, Town Clerk and Recorder, Maureen Scanlon

Absent: Selectman Tim Mayberry

Guests present: Jim Libby, Tina Vanasse, Code Enforcement Officer Brandon Woolley, Leslie Hayes

II. ADJUSTMENTS TO THE AGENDA

New Business agenda item #A – Removed

III. CONSENT AGENDA

A. Approval of the October 1, 2019 Selectmen's Meeting Minutes

Edie Harnden made a motion to approve the October 1, 2019 meeting minutes as presented. It was seconded by Scott Douglas. Motion carried with all in favor.

IV. OLD BUSINESS

A. 2002 GMC Bid Opening

The Town Manager explained that there were no bids submitted for the Public Works 2002 GMC pickup truck. After some discussion the Board decided to lower the minimum bid from \$800.00 to \$500.00, or best reasonable offer, and have the Town Manager run the ad in the Shopper's Guide newspaper one more time.

B. Town Hall Water Discussion

Brandon Woolley spoke to the Board regarding the results of the recent water test that was done at the Town Hall building. He explained that a second test is being done, by the State's testing lab, and reviewed options for addressing the water quality problems. It was noted that the water quality levels are acceptable for things like cooking and washing dishes and that a reverse osmosis system would improve the quality of the drinking water. The Board decided to wait for the results of the second water test before proceeding further.

V. NEW BUSINESS

A. Jim Jansz to Address the Board

The Town Manager stated that this agenda item was removed at the request of Jim Jansz.

B. Guardrail Discussion

Town Manager, Michele Bukoveckas, suggested installing approximately 200 feet of guardrail on Dyke Mountain road with the surplus funds that were originally earmarked, but ultimately not needed for the recently completed required repairs to the Dyke Mountain road bridge. It was noted that once in place, they must be maintained. It was suggested that some of the existing ones should be fixed before considering the installation of any new ones. The Board asked the Town Manager to obtain pricing to repair the existing guardrails on Dyke Mountain road.

C. Quit Claim Deed for a General Assistance Lien

The Town Manager explained that General Assistance does assist people with mortgage payments. When we do assist with mortgage payments we can file a lien against the property. Unlike a tax lien that forecloses after eighteen months, a General Assistance lien is only enforceable once the property sells or transfers ownership. This is a Quit Claim Deed to release the town's interest in the property.

Scott Douglas made a motion to approve/sign the Quit Claim Deed for the General Assistance lien. It was seconded by Chris Parker. Motion carried with all in favor.

The Board proceeded to sign the Quit Claim Deed which will be recorded by the Town Clerk at the Cumberland County Registry of Deeds.

D. C.I.P. Appointment (Term expires 2020) – Barry Jordan

The Town Manager stated that Nick Harrington has resigned as a CIP (Capital Investment Program) Committee member. He held the Budget Committee seat on CIP. She recommended appointing Barry Jordan, who

has expressed an interest in joining, to this committee with a term expiration of 2020.

Chris Parker made a motion to appoint Barry Jordan as a CIP Committee member. It was seconded by Edie Harnden. Motion carried with all in favor.

The Board proceeded to sign the appointment documentation.

E. Budget Committee Appointment (Term expires 2020) – Ann Farley

The Town Manager stated that Nick Harrington has resigned as a Budget Committee member. She recommended appointing Ann Farley, who has expressed an interest in joining, to this committee with a term expiration of 2020.

Chris Parker made a motion to appoint Ann Farley as a Budget Committee member. It was seconded by Scott Douglas. Motion carried with all in favor.

The Board proceeded to sign the appointment documentation.

F. Revaluation Discussion

The Town Manager informed the Board that the last Revaluation was done in 2004. The one prior to that was in 1987. Maine's Constitution calls for a revaluation to be done at least once every ten years unless you drop lower than seventy percent prior to that. We are severely past due in having one done. Our Assessing Agent, O'Donnell Associates, has quoted a price of \$182,000.00. Currently there is \$98,000.00 in the CIP fund for this purpose. Due to the fact that it is such a long process, they would not be able to do our revaluation until the year 2022. She asked for permission to give them a verbal commitment to have them perform a revaluation of the town in 2022 at a cost of \$182,000.00.

Scott Douglas made a motion to allow the Town Manager to give a verbal agreement to O'Donnell Associates to perform a town revaluation in the year 2022 at a cost of \$182,000.00. It was seconded by Chris Harrington. Motion carried with all in favor.

VI. REPORTS FROM TOWN OFFICIALS

A. Town Manager

- I have hired Leslie Hayes as our new Recreation Coordinator. I am confident she will be a great asset to us.

The Town Manager welcomed and introduced Leslie to the Board.

- Hawkes road was paved today, PWD will be working on grading and shoulders. In addition, they will be starting to cut brush. Winter sand/salt is complete.

- Looking into the possibility of an ACO/Constable position. In speaking with MMA, we would have to amend our ordinances to state that the Constable has authority to enforce those ordinances. In addition, we would have to have an ordinance that states which ordinances they would enforce. I have spoken with our current ACO and he gave me a very reasonable figure for a joint position. Is this something you wish me to pursue? I would have to have our Town Attorney review our ordinances for updates and assist with creating the Constable ordinance. I am thinking of the following ordinances: Beach, Dog, Firework, Parking and Posted Roads.

The Board decided to defer this subject for a full Board discussion.

- The front office will be closing at 5:30 pm to prepare for the School Budget Special Town Meeting next Tuesday the 22nd.
- The front office will be closed from 8 am-12:30 pm on November 7th to allow the staff to attend Motor Vehicle Training.
- Upcoming Meetings:
October 30th – CIP, Town Office at 6 pm.
November 19th – Board Mtg., Town Office at 6 pm.
(There is no meeting on the 5th due to Election Day.)
December 3rd – Board Mtg., Town Office at 6 pm.
- Christmas Party – the third annual “Employee Appreciation Get Together” is scheduled for Thursday, December 5th at 5:30 pm at the Sportsmen’s Kitchen and Keg.

B. Selectmen

Scott Douglas had nothing to report.

Edie Harnden had nothing to report. Chris Parker asked how much is in the Fuel Fund account. There is currently \$4,751.00 in this account with approximately \$1,000.00 spent that has not been billed to us yet.

Chris Harrington mentioned that there seems to be a problem with the meeting agendas not being posted on the new website. The Town Manager responded that this new website does have some features that we are still learning. One of them is a box that has to be checked off in order to send the notification that something new has been posted on the website. This is not a step that had to be done in the past and may have been forgotten. However, the agenda was posted, but the notification was inadvertently not sent out to subscribers.

Chris Parker had nothing to report.

B. Committees

Nothing reported.

VII. COMMENTS FROM THE PUBLIC

Jim Libby mentioned that the “Sebago Happenings” newsletter is just all white on the website (at least it is on his computer). The Town Clerk will confirm that it is on the website.

Jim Libby asked if we are applying for any grants. The Town Manager responded that we were not NIMS compliant therefore we were unable to apply. We are now NIMS compliant, but have to wait until March for the next cycle of grants to be affective.

Jim Libby commented on a couple of the recent CIP items that are being requested by the Fire Department. He suggested that the “Fit Test Machine” should be purchased from the operating budget because he does not believe it meets the criteria for a CIP item.

Chris Parker made a motion to go into Executive Session at 6:35 pm pursuant to Title 1§ 405 (6) (F) Poverty Abatement. It was seconded by Chris Harrington. Motion carried with all in favor.

VIII. EXECUTIVE SESSION, Pursuant to Title 1 § 405 (6) (F) Poverty Abatement

The Board returned to the regular meeting at 6:41 pm with no actions taken during the Executive Session.

Scott Douglas made a motion to decline the poverty abatement application that was discussed during the Executive Session and have the Town Manager send a letter to the applicants to advise them of the Board’s decision. This letter will include potential resources available to the applicants and the offer of setting up a payment agreement for the outstanding property taxes. It was seconded by Chris Harrington. Motion carried with all in favor.

IV. ADJOURNMENT

Chris Parker made a motion to adjourn at 6:42 pm. It was seconded by Chris Harrington. Motion carried with all in favor.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Maureen F. Scanlon".

Maureen F. Scanlon
Town Clerk