

MINUTES  
SEBAGO BOARD OF SELECTMEN'S MEETING  
6:00 PM  
TOWN OFFICE  
TUESDAY, AUGUST 18, 2020

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

**Due to COVID-19 Public Participation was limited at this meeting.  
Attendees were advised of the following requirements in order to attend:  
Please wear a mask and practice social distancing.  
Comments may be emailed to: [townmanager@townofsebago.org](mailto:townmanager@townofsebago.org)**

***Reminder to the attending public:  
Select board meetings are open to the public, but the public may not speak unless  
recognized by the Chair or Vice Chair in their absence.  
Except during a public hearing, comment time is limited to 2 minutes per speaker  
during public participation.  
Matters related to personnel will not be heard or discussed.***

## **CALL TO ORDER**

The meeting was called to order by Chairman, Ann Farley, at 6:00 pm.

## **I. ROLL CALL**

Present: Selectmen; Ann Farley, Edythe Harnden, Phil Lowe, Tim Mayberry and Chris Parker, Town Manager, Michele Bukoveckas, Town Clerk and Recorder, Maureen Scanlon

Guests present: Health Officer Helen Twombly, Tina Vanasse, Public Works Director Scott Douglas, Philip Strike, Bruce Hart and Code Enforcement Officer Brandon Woolley

## **II. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited at the start of this meeting.

## **III. ADJUSTMENTS TO THE AGENDA**

**ADDED AGENDA ITEM:** An Executive Session pursuant to Title 1 M.R.S.A. § 405 (6) A – Personnel Matters was added after “Comments from the Public”.

#### **IV. CONSENT AGENDA**

##### **A. Approval of the August 4, 2020 Selectmen's Meeting Minutes**

Edie Harnden made a motion to approve the August 4, 2020 meeting minutes as presented. It was seconded by Phil Lowe. Motion carried with all in favor.

##### **B. Approve Warrants FY '21 - #5, #6**

Edie Harnden made a motion to approve Warrants FY '21- #5 and #6 as submitted. It was seconded by Chris Parker. Motion carried with all in favor.

#### **V. OLD BUSINESS**

##### **A. Long Beach**

Chris Parker made a motion to "Take No Action" regarding the Long Beach parking and access issues that were discussed at the August 4, 2020 workshop. It was seconded by Tim Mayberry. Motion carried with all in favor.

#### **VI. NEW BUSINESS**

##### **A. Compactor Bid Award/Discussion**

The Town Manager stated that only one bid was received for the old compactor at the Transfer Station. She proceeded to open the sealed bid. It was submitted by Mayberry Farms in the amount of \$200.00.

Ann Farley made a motion to award the bid for the old compactor to Tim Mayberry of Mayberry Farms in the amount of \$200.00. It was seconded by Phil Lowe. Motion carried with four in favor and Tim Mayberry abstaining from the vote.

##### **B. C.I.P. Appointments**

The Town Manager stated that all members of the CIP (Capital Investment Program) Committee need to be re-appointed because they were last appointed in 2017 for three-year terms. She confirmed that she, Jim Jansz and Barry Jordan would like to be re-appointed to the committee. Christine Barbour responded to the town's webpage ad to express her interest in joining the committee. During the meeting Phil Lowe agreed to fill the Selectman's position. There are still two "citizens at large" positions open.

Tim Mayberry made a motion to appoint Michele Bukoveckas, Jim Jansz, Barry Jordan, Christine Barbour and Phil Lowe to the CIP Committee for a three-year term. It was seconded by Chris Parker. Motion carried with all in favor.

##### **C. Set the Mil Rate for FY 20-21**

The Town Manager explained that the Town's real estate value increased by \$4,096,018 this year; but personal property value decreased by \$1,191,580 mostly due to depreciation. Homestead did increase to 25,000, but because we are certifying at 90% of value, the exemption for qualifying homes will be \$22,500. Five Mil Rate options were presented for consideration by the Board which ranged from \$14.03 to \$14.73. The Town Manager recommended a forty-five-cent increase for a Mil Rate of \$14.05.

Ann Farley made a motion to set the Mil Rate at \$14.05. It was seconded by Chris Parker. Motion carried with all in favor. The Board proceeded to sign the appropriate documentation to set the Mil Rate at \$14.05.

The Town Manager stated that in planning for the town's revaluation next year, John O'Donnell from O'Donnell Associates would like to speak to the Board at the second meeting in September to discuss the process. It was noted that next year's commitment will be based on the new values.

#### **D. Grader Discussion**

In regards to the recent discussion about the condition of the town's Grader and whether it would be more cost effective to repair or replace it, the Town Manager presented options that were researched for consideration. Both the Town Manager and the Public Works Director recommended purchasing a 2000 Komatsu GD650 for the negotiated price of \$59,000. The original asking price was \$64,800. Funding is available in CIP. The old Grader will be sold at a future date with those funds being put back into CIP for future needs.

Phil Lowe made a motion to purchase the 2000 Komatsu GD650 Grader for the negotiated price of \$59,000. It was seconded by Chris Parker. Motion carried with all in favor.

Disposal of the old Grader will be discussed at a later date.

### **VII. REPORTS FROM TOWN OFFICIALS**

#### **A. Town Manager**

- An individual has expressed interest in purchasing the Old Town Garage (Rte. 107). Is this something you wish to pursue? If so, there are a few issues to iron out (Lion's Club use for storage). In addition, it would have to go before Town Meeting, and then it would have to go out to bid in order to give everyone a fair chance. I think, in speaking with the insurance company, at the very least, we should consider tearing it down. Discussion for a future meeting?

The Board agreed to discuss this as a future agenda item.

- I've received a lot of positive feedback for the signs at the Town Beach. There have been a few negative comments, but in general people

appreciate the fact that it opened the beach up and helped promote safety.

- Asked Cumberland County Sheriff about increasing patrol for speeding ATVs on town roads.
- Would like to have a policy committee and Tax Acquired Policy meeting in the near future. (Town Hall, Cell Phone)
- Would the Board be interested in having 2 members have weekly morning meetings with me?

The Board agreed that this is a good idea. The meetings will include the Town Manager, the Board Chair and one other alternating Selectman on Thursday mornings starting next week.

- Someone has been calling residents claiming they are collecting for the Sebago Fire Company. This is fraudulent. Sebago Fire and/or EMS would not call people and request credit card numbers. If residents have concerns, please call the Town Office.
- Although a little late, Public Easement letters went out. Most roads need gravel and grading as well as clearing brush.
- The Town audit is scheduled for the week of September 1<sup>st</sup>.
- The floor at the Town Hall is done...looks fantastic! Scott is getting quotes to fix the sills (ground floor). They are very worn, and should be fixed soon.
- The deck at the Town Office is almost complete. That looks great as well.
- Bulky Waste day was very busy. Most complaints stem from people being denied access due to not having the current sticker. Sticker verification was important to help ensure that the waste was generated in Sebago. After seeing Saturday (yes, I did visit), I believe there is some fine tuning that needs to occur. We have two (2) years to plan...
- In regards to the November election, we are planning on changing the voting place to the Old Town Hall. Not only will this allow for social distancing, but will help with the parking/traffic congestion as being a Presidential Election we are expecting high volume. In addition, taxes are due that day and the lobby would not be able to support voting traffic and tax payment traffic and provide the required social distancing.

## **B. Selectmen**

Phil Lowe asked for clarification on the Public Easement Roads Notification Letters that were recently sent out to property owners. The

Public Works Director agreed to meet with him to review his survey process.

Edie Harnden had nothing to report.

Chris Parker had nothing to report.

Tim Mayberry had nothing to report, but commented that he thought the Bulky Waste Day event went very smooth.

Ann Farley would like to reactivate the Policy Committee. Michele Bukoveckas, Phil Lowe and Ann Farley agreed to be on this committee and will plan to meet soon.

Ann Farley read aloud a letter from Ruth Shaw requesting that the town maintain the property, by regularly mowing the grass, located across the street from the Four Seasons Restaurant on Route 114. The letter suggested that the mowing of the lawn at the school yard should include this area. It was noted that the town owns this property and keeps it for access reasons, and that the lawn at the school yard is maintained and mowed by the school, not the town's Public Works Department. It was also noted that this was already recently discussed by the Board. During that discussion it was determined that taxpayer funds should not be spent to maintain this property by regularly mowing the lawn. Ann will advise Mrs. Shaw that the lawn at this location will not be maintained / mowed at taxpayers' expense.

### **C. Department Heads**

Health Officer Helen Twombly updated the Board on the COVID-19 situation in Sebago. There is one new case which brings the total to seven. However, six of the cases are no longer considered active, only this most recent case is considered active. She received and responded to a few complaints about a couple of the businesses located in town. Some of the complaints were unfounded and some were valid concerns. She has been working with the businesses to address the issues.

She updated the Board on some of the things that have been done with grant funding such as providing masks and education.

She is still going to the playground at the school to clean it, but is concerned about the problem of how this can logistically be done once the school opens again. She will be speaking with the school's administrative staff to work out a solution.

Things are still going well at the Douglas Mountain hiking trails and the town beach. People are basically being cooperative.

Public Works Director Scott Douglas reported that truck maintenance is continuing to be done in preparation for the yearly vehicle inspections that

are due soon. He updated the Board on the "Bulky Waste Day" clean-up efforts and several other projects he is currently working on.

#### **VIII. COMMENTS FROM THE PUBLIC**

There were no comments from the Public.

#### **VIII. EXECUTIVE SESSION PURSUANT TO TITLE 1 M.R.S.A. § 405 (6) A: PERSONNEL MATTERS**

Tim Mayberry made a motion to go into Executive Session pursuant to Title 1 M.R.S.A. § 405 (6) A: Personnel Matters at 6:43 pm. It was seconded by Phil Lowe. Motion carried with all in favor.

The Board returned to the regular session at 7:00 pm. with no actions taken during Executive Session.

#### **X. ADJOURNMENT**

Chris Parker made a motion to adjourn at 7:02 pm. It was seconded by Ann Farley. 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**