

Select Board Agenda

Date: July 25, 2023

Time: 5:30 PM

Location: Multi-Purpose Room

Next Meeting: August 8, 2023

Pledge of Allegiance to the Flag

Minutes:

Present: Richard Doughty, Dina Walker, Lisa Miller, Dan Demers, Corey Hutchinson, Carol Cochran

AGENDA ITEMS:

Department Heads:

Public Works:

Dan said that they had graded West Brook, Byron Road, Center Hill and they are all back to as normal as they can without the gravel that is needed to resurface them. They also started ditching on the Center Hill Road.

Right now they have the 1 ton truck, backhoe, the single axle dump truck and the pickup that is fully operational. The 2016 International is at Allegiance and he will update the SB later in the week to what is wrong with the electrical system. They have opened a case with Map Starr that does the electronics to see where the problem is.

Bathroom is 99% done and just waiting for a door. Dylan has to come and hard wire the water pump, right now is wired temporally.

Town garage lighting update – We have a proposal from Dylan so we have 2 vendors the other one is with Electricity of Maine. They gave a proposal for this half of the building and the Post Office. The price for the Town Office was \$7,800 with a rebate of \$1,410 so the total would be \$6,390.

They have given a price of \$5,000 and the incentive from Efficiency Maine to reduce that down \$315 so the cost will be \$4,685 for the Town Garage. Dylan's total is \$3,095 and we cannot get an incentive through Efficiency Maine if Dylan

does it, because he is not one of the qualified partners. Dylan did look into becoming a qualified partner however there would not be any more of an incentive than the \$315 and it was a bit of an effort, so Richard asked Dylan to just give us a proposal without that. The lighting incentive is based on the amount of usage and we do not use them enough to see a change in our light bill but by replacing the bulbs with LED ones will be much better lighting in the Town Garage.

Carol and Colleen would like less lighting in their office and everybody agreed with that.

Town garage lights are not sufficient and LED lighting would make a big difference. This would not save energy but would make the lighting better.

Richard suggested that they move forward for the change in the lighting in the Town Garage and also suggested to look at the budget. Richard said that he believes that there is money in the capital improvement. We are already over budgeted in the capital improvement but not in the overall budget for Public Works.

We also have money in the capital improvement for the doors and siding. There is \$35,000 in the Capital Improvement account minus the \$1,000 that was spent over on the bathroom.

Richard suggest that we move forward with the lesser amount and replace the light fixtures at the Town Garage.

Prices from Gillman prices not marking up the material minimal additional

Richard moved that we proceed to authorize Orff Electric to go forward with the lighting for the TG. Lisa 2nd the motion and it was unanimous. Richard will let both vendors know of their decision.

Kennedy bridge replacement design – We have a revised proposal

Eric Calderwood's cost has gone up from \$23,000 now \$26,250. Eric has suggested that we do the 3 bridges one at a time. He has suggested to do the 2 smaller ones first and has estimated the Kennedy bridge at \$275,000 to \$350,000 and the Bowley Brook bridge at \$290,000 to 375,000 and they would be funded completely by the Town and not be shared with DOT. The bridges would have to be done by DOT specifications and Eric said the cost for the bridges would be more than doubled. Eric came up with this design because it

has worked in the past and lasts a long time. They would be cement abutments and steel girders with a concrete deck. It is far cheaper with a wood deck and would last 5 to 7 years before needing to be changed out. Average for a concrete deck would be 25 or 30 years.

West Brook bridge will be built to DOT standards, longer span and needs to be rated with DOT. Dot may pick up 50% of the cost. When DOT came in the fall they felt that it might be difficult to get the funding from because it was not a dead end road, but felt because we do not open part of the road in the winter that that may say it is a dead end road. Richard tried to call Peter Coughlan today to see if he could get an answer, but was unable to make contact. When Richard talked to Eric Calderwood he said that Peter Coughlan would not only know about the DOT funding but would know of other sources where we could get funding other areas.

Richard would like Eric to come out and talk to him before proceeding with the design and get more information. .

Dina asked that when we look into a loan should we anticipate how long the repairs to the bridge will last?

Richard said each we would need a loan each year for each bridge so there would be 2 and 3 payments increase each year. If we didn't do a loan it would increase the taxes for that year. Should we look into different designs? Richard feels comfortable with Eric. Dina said that with the experience that we have had that she is fine with proceeding with Eric to meet with the SB for a consultation.

Richard will circle back to Eric and ask him to come to our next SB meeting on August 8th.

Weld Community Recreation:

April – The Lemonade stand was a smash. The lollipop loop went well and the Pancake Breakfast was also a hit.

We have not heard of any problems with the race or any feedback.

Dancing on the floor: April said that there are spots on the floor where the finish has not been done or it is thin. Richard said that we had some water issues and Patrick replaced part of the floor and maybe we need to refinish the floor.

Dan felt that we need to finish some areas. Dan said we can wait until next year before refinishing.

Once it is refinished that we need to get better mats that are put on the floor especially when coming into the building. Richard suggest putting a sign up asking for those who use the Town Hall to please help us to protect our floors.

April wants to have a Halloween/Masquerade ball. What are the rules for candelas allowed or against candles? Yes they are allowed.

The heat can be turned on during the colder months for each event. Events have been planned for Halloween – Truck or Treat, a Christmas party and something for Thanksgiving.

Update on ditch at the WFPL **Update on ditch at the WFPL** - Dan met with Nancy Stowell at Lake Day asking what did they had in mind to make the monuments handicapped accessible completely around them. Nancy has asked for Dan to do a proposal to present to the Weld Free Public Library Board. Bob Arp talked with Dan and was going to drop off the Federal Law for handicapped accessibility. Nancy proposed a short culvert and grass, however Dan said grass is not handicapped accessible. He suggested a deck across the ditch and Nancy did not like that. Dan has estimates for Nancy on 2 different proposals. Nancy wants the Town to pay for this Dan told her that was not his department and she would have to take it up with the SB. Bob said just put a culvert in. Dan told Nancy that if a culvert was put in that he would have to cut into the hot top what was just done and she said no. Dan will do a couple of options and ask the WFPL to choose one and he will present it to DOT for approval.

Dina reminded the SB that MMA advised a legal transfer of ownership of the memorials from the Library to the Town before we make any changes to the memorials themselves. This means a sales contract of the memorial will need to be entered into between the Town and the Library. The amount of the sale can be nominal such as \$1.

April said that they cannot get behind the monument if it is grass with a wheel chair.

Dan's suggestion is to do an entire apron around the monuments with pavers that will be a solid surface for a wheelchair.

It is mostly on State Property. DOT is not paying for anything and the Town is not paying for it. After the Library approves a design the Town will apply for the

driveway permit because it is easier for the Town to deal with DOT. Dan will be doing the work, it will be made handicapped assessable and the Library will be responsible for the cost of the project.

New Business:

- Update on New Questions Raised by Citizens

1. Are recordings of SB meetings public records and how are they to be treated? Dina provided the information below to the SB verbally and in emails from MMA Legal.

In summary, Under the Freedom of Access Act, a recording of an SB meeting is considered public record and must be kept for 5 years if the minutes of the meeting are merely a summary of the meeting and not a verbatim transcription of the meeting.

The recordings are public records under the Maine Freedom of Access Act (FOAA), so if a person wants to make a FOAA request a copy of the recording, the person may do so. If this is a file that can be emailed to someone without cost, we have to provide it without a fee. If it would have to be put on a thumb-drive or card, you could charge for the cost of the card.

If you have multiple requests to listen to the recording, the clerk could schedule a listening session where multiple people could attend.

Members of the public in attendance of the SB meeting are free to record the meeting.

2. How can municipal officers (for example, PB and SB) work together to draft a document? Dina provided the information below to the SB and handed out printed copies of the same to the SB.
 - In general, members of the PB and SB may work together on a document by discussion only if a notice of the meeting is posted 7 days in advance of the meeting. A marked up draft document can be emailed but emails going back and forth discussing the document cannot be done.

Town Budget/Expenses:

There was a review of the budget and expenses for the last 6 months to see how we are doing financially so far this year.

Status of 2023 tax commitment:

The updated assessments are into TRIO. Carol and Paul are working to make sure that TRIO and CAMA match and as soon as we receive the RSU 9 budget for 2023-2024 tax bills can be printed.

Fire Department – Corey Hutchinson:

Corey wanted to discuss with the Select Board about public safety. He feels that he needs keys to all of the Town buildings unless there is a combination. They would be kept in a lock box until there is an emergency. The buildings would include the Town Hall, Town Office, Garage, Mill Street Garage and Transfer Station.

Corey said he would purchase a lock key box for the keys to the Town buildings that would have a code that would be available to whomever is in control of the emergency.

The SB is OK with the Fire Department have access to the keys to all Town Buildings and it will happen.

Lisa made a motion to give the fire department keys to the Town Hall, Town Office and the combination to the Town Garage. Corey will purchase a lock box. Dina 2nd the motion and it was passed unanimously.

It was noted that the Town does not have keys to the Post Office.

Corey said for the most part attendance is stable and 80% of the members attend, meetings training and calls.

Lisa said that DHHS is no longer enforcing COVID 19 vaccinations that it will free up those who are on the Department that what to take the EMR class this September. There will be more medical responders available. Lisa Miller is interested in being certified as a first responder. Ethan Miller may also be interested, as well.

Old Business

1. War Memorials -- update on how to transfer ownership of the War Memorials to the Town from the Weld Library without disturbance of their actual location. See comments under discussion on "Update on Ditch of WFPL" above.

Continue Discussion on Solar Farm Ordinance Draft (SB Draft #2):

Lisa has not had a chance to look at what Dina sent. Richard has looked it over, but Dina suggested that the SB postpone discussion on SB Draft #2 once everyone has had a chance to review it.

It was decided to put this on the Agenda for the August 8th meeting and if that meeting runs too long then another time will be set up.

Richard said that there are a few things that need to be discussed and does not think that there is a ton of things that need to be done and is almost ready to be sent to the other entities to look at. He said that he did not have any real issues with it. There are a few inconsistencies but overall it is in good shape.

Dina has highlighted issues like fees, etc. that need to be talked about. The roof top exclusion uses a "catch-all" to address Lisa's concern about safe access to houses with solar panels on roof. Dina stated that we should leave safety regulation to institutions more knowledgeable than municipalities to regulate, such as the State, Federal or general fire safety code already in place. Lisa says that she does not think anything is written into the law that addresses an egress and ingress so we need to have overall safety for the firemen. The SB agreed to continue discussions on this issue.

Section 6 basically going to be transport the same way on the application form of that on the application so when it comes before the Planning Board they will check off the list that it is all included.

Richard said that this should not be on a standard building permit there should be an addendum to attach to the building permit application.

Decommissioning need to be focused on. If we are going to include this it need to be checked by a lawyer.

After the Planning Board has looked everything over then we will to put a notice out to the abutters, neighbors and those that have site of it of a public meeting. At the public hearing if there are 3 out of 5 that decide it is OK that the Planning

Board can make a decision, if not we can take it to the Town and let the Townspeople decide and they will have the final approval. Dina gave some highlights of SB Draft # 2 to the board in aiding members review of the document and the SB agreed to discuss the draft more substantively at the next meeting.

Respectfully submitted,

Carol J. Cochran
Town Clerk

A handwritten signature in cursive script that reads "Carol J. Cochran".

7:30 PM