

TOWN OF RANDOLPH
BOARD OF SELECTMEN
Tuesday, November 13, 2018
5:00 p.m.

BOS PRESENT:

Mark Roberts, Chair
Robert Henderson, Jr.
Matt Drost

OTHERS PRESENT:

Lynn R. Mealey, Town Clerk
John Larouche, Town Attorney
Gregory J. Lumbert, CEO
Sonny James, Public Works
Janet Richards, Treasurer
Gary & Kelly Frost, Residents

Meeting commenced at 5:00 p.m. Matt Drost made a motion to go into **executive session** per 1 M.R.S.A. §405(6)(E) for attorney-client consultations. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.** Board went into executive session at 5:01 p.m.

At 5:19 Bob Henderson made a motion to come **out of executive session.** Matt Drost seconded the motion. **VOTE – UNANIMOUS.** No motions or votes were taken.

Gary & Kelly **Frost from Lincoln Street** came to the Board to ask for an extension on their taxes to avoid foreclosure on December 10, 2018. They agreed to pay \$600 on the 3rd of December and the remainder of their 2016/17 taxes on February 6, 2019 if the Board will accept that payment arrangement.

Bob Henderson made a **motion to accept** \$600 on December 3, 2018 and the remainder of their 2016/2017 taxes on February 6, 2019. Mark Roberts seconded the motion. **VOTE – two for/one against.**

Greg Lumbert who was at the meeting as CEO spoke to the Frosts about getting their property cleaned up as soon as possible. They told him that they were in the process. Greg has received complaints on this property. The Frosts left the meeting.

The Release with regard to **KAJA Holdings** was discussed. There was an issue with releasing this parcel directly to KAJA instead of the buyers as has been done in the past. The Board decided against signing the release and Mark will get in touch with Attorney Dan Stockford about this.

Janet presented the Board with the Volunteer Firefighter Insurance renewal. Mark signed the renewal form.

Sonny told the Board that there have been a few water-related issues going on in town in regard to sump pumps. It has been a particularly rainy October and November and people are running sump pumps out of their basements and onto their lawns. There is nothing against this unless it becomes a hazard for town ditches and roadways. Sonny and Greg as CEO will keep an eye on this.

There was discussion about the **pumpstation** and the calculation of 5 million gallons going into the river back in 2017. It is believed that this was a miscalculation and Sonny has since been in contact with the meter company and they gave him new instructions for calculations. Mark is going to talk further to DEP about solving this problem. Sonny believes that the pumpstation needs to be cleaned more often than it is being done now as there was a “float” in there that was being pushed down into the wet well because of rags and other things being caught up in it and weighing it down. Having the station cleaned more often would hopefully help take care of this issue. The Board was in agreement on the cleaning.

The Board discussed a letter that Mark composed to MSAD 11 regarding the **TC Hamlin School**. Mark gave copies to the other two selectmen and they reviewed the content. After much discussion, it was decided that the letter will be sent to the Superintendent of Schools stating that the Town will respectfully decline the transfer offer of the school from the District. The content of this letter is as follows:

Ms. Patricia Hopkins, Superintendent of Schools
MSAD 11 Central Office
150 Highland Avenue
Gardiner, ME 04345

RE: Transfer of the Theresa C. Hamlin Elementary School to the Town of Randolph

Ms. Hopkins,

The Town of Randolph conducted an informational session and an open forum on Thursday, November 8, 2018, to discuss possible uses for the now vacant Theresa C. Hamlin Elementary School. While many ideas and options were presented, it was determined the following items could not be accomplished prior to the December 21, 2018 deadline to:

- 1) determine specific needs the Town has for the building and grounds;
- 2) determine if the possible use, or uses, meet the current Urban Residential zoning classification;
- 3) conduct a special town meeting to address a possible change in zoning;
- 4) conduct a condition assessment of the building and its systems;
- 5) perform a life cycle cost analysis of the building and systems based upon the determined use;
- 6) perform a cost-benefit analysis;
- 7) conduct a Phase I Environmental Site Assessment of the property;
- 8) perform a soil bearing capacity analysis if expansion of the building were an option to be considered;
and
- 9) conduct a special town meeting to vote on the appropriation of the required funding.

So as to allow MSAD 11 to sell the Theresa C. Hamlin Elementary School at its earliest convenience, and thereby pay off the remaining approximately \$462,000 of debt upon the final sale, the Board of Selectmen for the Town of Randolph respectfully decline the transfer offer of the school from the District.

Sincerely,

Mark E. Roberts
Chair – Board of Selectman

This will be e-mailed to the Superintendent after this meeting and a hard copy will be sent to the Superintendent's office on Wednesday, November 14, 2018.

The Town Clerk gave two appointments to the Board for motion and signature. These were overlooked last week.

Matt Drost made a motion to appoint **Angenette Ellis as Cemetery Sexton** and **Ronald Cunningham as Director of Emergency Management**. Bob Henderson seconded the motion. **VOTE – UNANIMOUS**.

Matt Drost made a motion to appoint **Ashleigh Kimball Champ** to the **Randolph Budget Committee** to fill the vacancy left by Peter Oakes. Mark Roberts seconded the motion. **VOTE – UNANIMOUS**. The position expires in November, 2020.

Matt Drost made a motion to accept **the minutes** from the November 7, 2018 meeting. Bob Henderson seconded the motion. **VOTE – UNANIMOUS**.

Matt Drost made a motion to **adjourn** the meeting. Bob Henderson seconded the motion. **VOTE – UNANIMOUS**. Meeting was adjourned at 6:29 p.m. Next regular meeting will be Tuesday, November 20, 2018.

Respectfully submitted,

Lynn R. Mealey, Town Clerk