

**TOWN OF RANDOLPH**  
**BOARD OF SELECTMEN**  
**Tuesday, April 15, 2014**  
**5:00 p.m.**

***BOS PRESENT:***

**Robert Henderson, Jr.**  
**Edward F. Gorham**  
**Mark E. Roberts**

***OTHERS PRESENT:***

**Lynn R. Mealey, Town Clerk**  
**Attorney John Larouche**  
**Art Forand, Public Works**  
**Glendon "Sonny" James**  
**Ron Cunningham, Fire Chief**  
**Peter Coughlan**  
**Jason Corliss**

Meeting was called to order at 5:00 p.m.

Jason Corliss was first on the agenda. He has the current mowing contract with the town which is in effect until June 30, 2014. Jason had a new proposal for the Town. He would like to forego receiving the last payment of his current contract in the amount of \$2,250.00 and start with a new contract price of \$23,400 beginning on April 18, 2014 and running through November 15, 2014. He was also requesting payment in three installments of \$7800 with the first payment due on April 18, 2014. Selectman Roberts stated his issues with paying up front for services not yet performed. Corliss said that he needed start-up money to begin the work. This new contract would void the current contract. Mark suggested monthly payments but Corliss remained firm in asking for the three installments.

Mr. Corliss said that he had never done cemeteries before and was unaware of the labor intensive work needed for the job. He stated that he had lost money on the contract. The bids from last year were discussed. Corliss' new proposal is twice as much as the next lowest bidder from that time. Art asked about Corliss picking up limbs in the cemeteries that came down during the ice storm. There was some discrepancy about the size of limbs that he could handle. Art also reported that he placed barrels in the cemetery for trash etc.

Mr. Corliss had to leave the meeting and Selectman Roberts said the Board will discuss the information and let him know.

John Larouche was next on the agenda. He was at the meeting to report on the **3 TIFs**. He has been talking to Shana Cook Mueller, the attorney for Damariscotta Hardware who is the expert on TIF's. He also got some basic loan information. There will have to be a development proposal from the hardware store, there will have to be an agreement and he received 3 TIF proposals that have actually been approved by the DECD staff. He gave copies to the Board members for review. Every TIF is it's own animal and will have to be customized and will have to be written from scratch. Development Proposal from Damariscotta Hardware - there will have to be an agreement on what the town is going to contribute and there will have to be a credit enhancement agreement. The hardware store is still finalizing what it wants to do. Attorney Mueller is on vacation but would like to come in and speak with the Board at the next regularly scheduled meeting, Tuesday, April 29, 2014.

John said he will have Shana do most of the work and John will do the credit enhancement agreement and will run down all the certifications etc. He has to make sure the assessed value of the land is okay and that they meet all the guidelines. He said they do both the TIFs at the same time - the TIF for the Hardware Store and the one for the pipeline. We are now just waiting on the hardware store and will hopefully be able to set

a schedule on the 29<sup>th</sup>. There is a two-year look back on the pipeline so there is really no concern about missing this.

Attorney Larouche asked about the **fire station** and Mark said that the RFQ's have not gone out as the town is still going to look into partnering. Ron stated that he felt the RFQ's should go out now. Mark said that he didn't feel that these should go out until we are sure which way we are going to go. Ron said that we have been through the investigation of partnering in the past and does not see why we are doing this again. Ron said that looking into partnering will take months. There is a regional meeting on this on Thursday at Pittston Town Office. Bob Henderson stated that he felt the town of Randolph should keep its fire department. Ron has questions about mutual aid etc. Mark strongly feels that this avenue should be investigated.

Ron stepped out of the meeting.

John Larouche stated that the lawyer and A & E fees can be paid for with the TIF revenues.

Art asked Attorney Larouche about the sewer ordinance. At the last meeting he took it to review with regard to making some changes. He said that he has not had time to do anything on that. Art mentioned that it could be done at the annual town meeting. There does have to be a special town meeting for the TIFs etc., and this could possibly be included in the special town meeting.

There was more discussion about the mowing contract and it was felt that the \$23,400 was a little high and the fact that Corliss wanted money up front was not really acceptable to the Board.

Bob Henderson made a **motion to stay with the current agreement** through the end of June for \$2,250 and then to go out to bid after this. Mark Roberts seconded the motion. **VOTE – UNANIMOUS**. Mark will draft a letter to Mr. Corliss informing him of this vote.

**Art Forand** was recognized by the Board. He has spoken with Dave Beacham from **Ted Berry Company** and they will write up a proposal for the manpower and use of the truck at the rate of \$19.50 per day. This covers flushing and vacuuming and \$250 plus 10% disposal fee per dump.

Art gave the Board a proposal from **Bruce Crockett** for the sewer line on **McLaughlin Terrace** (Putnam property). His proposal was for 8 – 10 hours but he did not know the price of paving. The proposal is for \$2,793.00 for the hours, machinery and materials. It cannot be done until sometime in June because of the money in the account. If no emergency arises, this money will be available.

He talked to Dan Nadeau about the **ditching on the Birmingham Road**. Nadeau will be back in touch with Art about this.

Mark will talk to Bob St.Pierre about **Abbey Lane** (Michaud) and there was no Road Entrance Permit issued.

Art spoke to the board about finding someone else to **clean the town office**. Ed Berger who lives in town expressed interest and came into the office and was given a tour and told what was expected and that it is a once-per-week job. He will be giving the Town a proposal.

Priority list for the sewer: Lincoln Street, the intersection of School & Hillcrest, Stevens & Closson, Cheney Avenue, Pleasant and Central Street and Water Street. Water Street will have to be closed for this project. The lines will be jetted. They will be closing down the traffic to one lane which will be the north bound lane only. Peter Coughlan said that he feels just a courtesy call to Dave Allen (Regional Traffic Engineer at DOT) would be sufficient due to the fact that there will be no digging up of the road. They will look into the best times to do this for less traffic impact. They will get two proposals – one for daytime and one for after hours.

Art suggested that 3 of them (Art, Sonny & Bob Henderson) may want to go down on Water Street on Sunday when the traffic is less just to look down and see what is going on with that manhole.

Art made contact with Bob's Tire in Massachusetts and he will come and take any tires that the town picks up during spring clean-up for \$1 per tire. We need a place to store them until he can pick them up. They are in Maine Monday – Thursday and Art thinks we can put them beside the storage box at the town office.

Art asked to speak about **payscale**. Art said he cannot use Sonny because of his overtime rate of \$30 per hour in a capacity of public works. It was decided that the overtime rate was only when Sonny was working for wastewater on the weekends. There will be no work on Sundays or holidays unless it is an emergency. He also will use Jim Kimball at the rate of \$10 per hour.

Ron asked who was representing the Town with regard to the **Ambulance**. Ben Carr is the representative. Mark attended a meeting last week and has some information about rates going up, changes to the uncollectibles etc.

Ron said that the Fire Department budget for Randolph is **\$32,000**. Pittston's wages alone are \$31,000 and another \$30,000 for the operation of the fire department. It is approximately \$100,000 to run that fire department and he feels that if the town gives up our fire department, we will be paying a lot more and if it is decided that it is not a good deal, it will be extremely difficult to get it back.

Mark made a motion to accept the proposal from **Crockett** dated April 15, 2014 to repair 29 McLaughlin Terrace for the amount of \$2,793,00 with work to commence no sooner than June 16, 2014 and be completed by June 30, 2014 with the amount of 50% to be paid up front. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.**

Art presented pictures of the water problems on the property owned by Michaud.

The tree on the corner of Maple Street was discussed. Mark is trying to get in touch with the owner to discuss her responsibility. If it is deemed an eminent danger, there is a Maine Statute addressing this. The town could have it cut down and it would resort back to the landowner. Bob suggested the CEO sending a letter to the landowner but Mark would like to try talking to her first.

The need for a **special town meeting** was discussed. Peter Coughlan would like to get the **Comprehensive Plan** accepted as soon as possible. Peter checked into the Road Opening Ordinance with regard to whether or not it was a regular ordinance or just a traffic ordinance so it will also have to go to a town vote. Farmingdale's Board is already to make some changes to their ordinance and we will work around those. He has talked to the City of Augusta and they have one that we may be able to get and tweak it to fit our needs.

The Board decided on May 29<sup>th</sup> as a possible date for the Special Town Meeting but there will have to be some things done before it can actually be set up. The warrant articles will have to be designed to fit the occasion. There will need to be a warrant listing the articles and there will need to be a 7 day notice.

Peter Coughlan and Mark Roberts discussed the **fire department** building. They both feel strongly that the regionalization should be investigated and that the Committee give the voters options to make their decision. Bob stated his concern that we might get rid of our equipment and then need it at some point. The land purchased for the possible building could be sold if we do not build a new station.

The **snowplow/sweeping** contract was discussed. It will need to go out to bid this year and there are concerns with how to treat the roads using more salt and less sand. Peter Coughlan said that we should not let the contractor dictate the terms of the contract. The current contract is up this year. Mark suggested that we could require a performance bond which we have not done in the past. It doesn't have to be for 100% - it could be 50%.

We now have a list of **priority roads** which was given to the contractor this past year and he agreed to follow. The language in our current contract with Barry is old and outdated and should be updated. Snow removal should not be included in the contract as the Town does not provide that service. There was also discussion about the list of town roads and questions about why certain "ways" were plowed. Mill Road is a private road but the bottom is owned by the town and is plowed by our contractor. Mark gave the other board members a

sample contract to review. It comes down to what level of service that we want provide to our town. Do we need to keep our roads as bare as Windsor and Water Streets that are treated by the DOT with salt? There should also be supervision by the public works director to be sure that the contract is being adhered to.

Peter Coughlan said that the amount of salt used (if done properly) is much less than the amount of sand used for the same road. Liquid brine was also discussed.

**The mowing bid** was discussed and the tree limbs in the cemetery which Corliss said he would not pick up creates a problem because neither Art or Sonny are chain-saw certified. Bob Henderson is certified but hopefully they will be able to get Corliss to do this as part of the new contract if he agrees.

**Sonny James** presented the Board with a pay request (**stipend**). The Board made an offer to Mr. James and he rejected it. He made a counter offer. There was much discussion. Sonny's final offer was \$230 per week "post tax". This would be the pay no matter how many times he is called out. When he is working for public works, it will be at the rate of \$20 per hour.

Bob Henderson made a **motion to pay** Glendon "Sonny" James a stipend amount of \$230 weekly "post tax". Ed Gorham seconded the motion. **VOTE – 2 for 1 abstention**. Mark Roberts abstained from the vote. This negates Mr. James' agreement with the town which expired on April 1<sup>st</sup> but was kept in place up to this vote. This comes out of wastewater.

Mark Roberts asked for Sonny to write an "Instruction Manual" for the pumpstation showing step by step instructions for what needs to be done on a *daily* basis and when responding to alarms. Basically this would be an SOP (standard operating procedure) to be used in case Sonny was unable to respond. Sonny agreed to do this. Sonny also stated that there are "manuals" in place to help with operations. The Board feels that it would be better for Sonny to write up a list of instructions to be kept in the pumpstation.

The Board and Sonny feel that there should be someone hired as a back-up for Sonny, Art and any of the Board members that may know how to deal with readings and alarms. Sonny will think about this and see if there is anyone he could recommend. Mark asked about a "remote" system on the computer that Sonny could monitor from his house. This should be investigated. There used to be a system like this before the pumpstation was upgraded. It would be a website that they would go to and log on.

Sonny James as for an **executive session** for a personnel matter. Mark Roberts made a motion to go into executive session per 1 M.R.S.A §405(6)(A). Bob Henderson seconded the motion. **VOTE – UNANIMOUS**. Board went into executive session at **7:58 p.m.**

The Board came out of executive session with no motions or votes taken at **8:01 p.m.** Sonny James left the meeting.

Bob Henderson made a motion to accept a check from Maine Municipal Association as a "**rebate**" on our Worker's Compensation in the amount of \$961. Ed Gorham seconded the motion. **VOTE – UNANIMOUS**.

Bob Henderson made a motion to accept the **minutes** of the April 1, 2014 meeting. Mark Roberts seconded the motion. **VOTE – UNANIMOUS**.

Bob Henderson made a motion to adjourn the meeting. Mark Roberts seconded the meeting. **VOTE – UNANIMOUS**.

**Meeting was adjourned at 8:10 p.m.** Next regularly scheduled meeting is Tuesday, April 29, 2014 at 5:00 p.m. There may be a meeting Tuesday, April 22, 2014 but that is not set at this point.

Respectfully submitted,

Lynn R. Mealey, Town Clerk