

TOWN OF RANDOLPH
BOARD OF SELECTMEN
November 5, 2014
5:00 p.m.

BOS PRESENT:

Robert Henderson, Jr.
Mark E. Roberts
Aaron W. Cosand

OTHERS PRESENT:

Lynn R. Mealey, Town Clerk
Janet M. Richards, Tax Collector/Treasurer
Sonny James, Pumpstation Superintendent
Art Forand, Public Works
Daniel Nadeau, Contractor
Josh Mason
Val Bolduc

Meeting was called to order at 5:00

Newly elected selectboard member Aaron W. Cosand was sworn into office by the Town Clerk.

Bob Henderson made a motion to elect Mark Roberts as Chairman of the Board of Selectmen. Aaron Cosand seconded the motion. **VOTE – UNANIMOUS.**

Next on the agenda was discussion of the meeting schedule. It was discussed and decided to stay with Tuesdays at 5:00 p.m. for the time being. Next week the meeting will be on Wednesday, November 12 due to Tuesday, the 11th being Veteran's Day. After that meeting, the schedule will go back to Tuesdays at 5:00 p.m.

Janet Richards, Treasurer entered the meeting. Joshua Mason was at the meeting to see if the deadline could be extended for his successful bid on the property at 130 Water Street. The original deadline was for 15 days which is considered a short time to acquire financing. Bob Henderson said that the 15 days should be changed in the future. Janet checked with MMA Legal for options. Mr. Mason gave the Town a letter from his financial institution which is considered a pre-approval for the loan. One of the options is to renegotiate the bid with Mr. Mason rather than put it out to bid again. He believes that his loan will be approved and in place by Friday, November 21, 2014 at 2:00 p.m.

Aaron Cosand made a **motion** to give an extension to November 21, 2014 @ 2:00 p.m. for the same amount of money in the original bid. Bob Henderson seconded the motion. **VOTE- UNANIMOUS.**

Mr. Mason left the meeting at 5:10 p.m.

Janet also reported on the research she had done on 70 Windsor Street (Hinkley) which has been foreclosed upon by the Town. Linda Quigley who is the heir stated that there were "family" issues. Ms. Quigley asked Janet if she would be able to do a payment plan. She had asked about

paying \$250 per month until she comes back to Maine and she would pay more at that time. The approximate amount outstanding is \$7,336.52 but \$2,000 is the foreclosed upon amount. This is roughly \$2100 but another \$1500 will be incurred in December. Aaron Cosand made a motion to require that she pay the \$3500 by May 1st of 2015. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.**

MMA has sent a notice to the Town that the Health Insurance is going up 7% and the Income Protection is going up 7.6%. The IPP has not gone up in 15 years. Janet said that we have enough money budgeted for the IPP increase. Discussion on how to apportion this: Mark made a motion to take \$581.10 from the Town, \$44.10 as the employee contribution and \$256.73 from the Wastewater. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.** Discussion was closed.

Janet presented the Board with 16 quitclaim deeds for discharged wastewater liens and 5 quitclaims for tax liens paid.

Mike Adams (Linda Adams) who was the successful bidder on the trailer from Fairview Estate is not getting a quitclaim from the town until the trailer is moved out and as of today, he has not done that.

There was discussion about **plowing**. Bob suggested that we have Ellis come in to go over the contract and the prioritized roads for the town. The town clerk will contact Ellis to come to the next meeting. Art stated that the sand box in the town office parking lot should be filled by Ellis.

Art informed the Board that he had been over by where the **dead tree** was on the corner of Windsor and Maple Streets and cleaned up some branches on the sidewalk that had come down during Sunday's storm.

Sonny James was recognized by the Board. The Board asked Sonny to come to the meeting to update them on the pump stations and maintenance. One of the pumps on the Barber Road station seized up and is being rewound for the cost of \$2,390. A new one would have been \$4,000.00. The rewind pump has a 90 day warranty and a new one would have had a one year warranty. Sonny explained that the pumps on the Barber Road run much less than the pumps on Water Street because they serve fewer residences than the main pump station. There are a total of 4 pumps(two in each station) and they alternate when running. They are all the same age so there is concern that if one pump went, the others may go at any time. Sonny reported all the things that get caught up in the pumps and should not be put in. Sonny said that Peter Coughlan sends out a flyer each year warning about the prohibited items that find their way into the sewer system. These are cleaned twice a year and the blades are sharpened etc.

There was discussion about logs being kept for maintenance on the pumps. Sonny has records in a file at the town office which shows maintenance dates and which station and pumps they are on. He presented the Board with the paperwork showing exactly what the Board was requesting.

The Board asked Sonny to make sure anything in the future done on the Pump Stations on the Barber Road be passed by Art and the Board as this money comes out of the Sewer Account and affects Art's budget.

Aaron suggested that we do some kind of cost analysis of the pumps by getting a total of from the CMP bills for amounts and usage. Janet could provide this information.

The only alarm system on the Barber Road is for high and low water. There are more alarms on the main pump station.

Art reported on the Cemetery Fence. He called Triple P Fencing and the fence is on backorder and may not arrive for 4 to 6 weeks. They do not like to install once there is a frost etc. and wanted to know if it could wait until spring. There have been no bills sent or paid yet. If he gets the materials, they could put it in the vault in the cemetery. If it comes in any sooner they may choose to install it.

Art told the Board that the sinkhole on Kinderhook Street is fixed. The dips in the road come from old water lines that were left in there.

In the spring they will get with someone to do skim coating. Art said they have gotten MaineEx down to \$200 per ton for hot topping.

Art received an e-mail from Peter Griffin stating that there were quite a few street lights out in the town and he suggested that Public Works drive around and get pole numbers to report these outages to CMP. The Board agreed. Art will do this.

Greg Lumbert called Art about a washout on Route 9. DOT looked at it and called Art back. He met with them. Where the washout is, our sewer line is exposed. The line is insulated. Our sewer line hangs off the bridge and is exposed and not insulated. **Spray Foam of Maine** can be contacted to do this. It has to be encapsulated so that the foam does not go into the water.

Art will coordinate **with DOT** (who would be setting up the work zone) and Spray Foam of Maine to get this, planked, painted and sprayed. He got a very rough estimate of \$500. The Board gave Art permission to get a quote and if it is \$500 and if it can be done before the next meeting, Mark requested that they discuss it via phone for Art to get permission to do it.

Write-ins for the **Budget Committee** were discussed. Matthew Drost got 6 write in votes and is willing to serve. Also Elissa Tracey got 2 write in votes for the 3 year slot. The Town Clerk will contact these people and see if they are willing to be appointed and sworn in. If they are, the Board can appoint them at the next meeting. Appointments will be drawn up and presented next week. They also can choose not to fill all positions at this point.

Bob Henderson made a motion to accept the **minutes of the October 28, 2014** meeting. Aaron Cosand seconded the motion. **VOTE – UNANIMOUS.**

All 3 board members signed the “Disbursement Warrants”. This covers situations where there would only be one member available to sign the warrants. This is for payroll and payments to the State of Maine only.

Bob asked if the journals that need to be reviewed and initialed by the Board can be set out on the BOS table at the next meeting.

The Board asked if the office staff was satisfied with the **cleaning services** provided by Northern Cleaning. There are some issues with the job and the complaints will be passed on to the company.

Fowler’s Roofing has not contacted the office yet about a starting date for the roofing job. Bob Henderson will contact them. Aaron suggested that we make sure they clean up as they go along. Public Works will be informed of the date so that Art can monitor the job as it is being done.

Aaron Cosand made a **motion to adjourn**. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.**

Meeting was adjourned at 6:46 p.m. Next meeting will be Wednesday, November 12, 2014 (due to the Veteran’s Day holiday) and then the Board will resume the Tuesday evening schedule until further notice.

Respectfully submitted,

Lynn R. Mealey, Town Clerk