

TOWN OF RANDOLPH
BOARD OF SELECTMEN
Tuesday, May 10, 2016
5:00 p.m.

BOS PRESENT:

Mark Roberts
Bob Henderson
Matthew Drost

OTHERS PRESENT:

Lynn Mealey, Town Clerk
Janet Richards, Treasurer
Art Forand, Public Works
Anne Torregrossa, Attorney
Bob St. Pierre, CEO
Dick Harriman, Town Historian

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

There was discussion of a house on Kinderhook Street formerly owned by Maria Bills. It has deteriorated and has been empty for years. Bob St.Pierre will look into it.

Matt Drost made a motion to accept the **minutes of the May 3, 2016** meeting. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.**

All Board members signed **the accounts payable, payroll warrants and SAD #11 Warrant** for the Budget Referendum on June 14, 2016. Seven copies of the Election Warrant were signed for posting, files copies and copies to be returned to the School District after the election.

Mark Roberts stated that he will not be at the May 24th Board meeting.

Bob St.Pierre was at the meeting as requested by the Board. Mark spoke to Bob about the problems that are being seen in the sewer system possibly caused by **illegal cellar drains, sump pumps and grease traps**. The Board asked Bob to follow up as plumbing inspector on these issues. He will check the plumbing code on this. They also asked him to give them a prioritized list of **dangerous buildings** in town and a list of all ordinances in place by date of adoption. It may be time to update some of these ordinances.

Attorney Anne Torregrossa was at the meeting to speak with the Board about the next steps in the court case against the property owners and the management company to either demolish or repair the building at 21 Kinderhook Street. The Town was successful in the court case and received an order for \$71,000 in fines. Also, Attorney Torregrossa said that this owner/management company owns buildings in 12 of 16 counties in Maine. The judgment allows the Town to put liens on all these properties which they will do and will show up each and every time they sell a property. The time for demolition and/or repair for the owner/property management has passed. Writs of execution were entered which allows the liens to be placed.

Matt Drost made a motion to go into **executive session per 1 MRSA 405(6)(E)** for attorney-client consultations. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.** Board went into executive session at 5:25 p.m.

The Board **came out of executive session at 5:52 p.m.** Attorney Torregrossa left the meeting.

Mark Roberts reported that the Town is going to go with the option of demolishing the building at 21 Kinderhook Street. He is going to look into the hazardous materials that may be in the building and will consult a structural engineer because of the close proximity of the buildings on each side.

Bob St. Pierre will follow up on getting the power disconnected with CMP and Art will take care of the water and sewer disconnections. Art said that the Town should be able to cap the sewer. This can all happen immediately. Art asked about getting estimates for the demolition but Mark told him to wait until all the assessments are done.

The Board asked Bob about the Doray properties. He said that he sent a compliance order to them but their 30 days was not up. They asked Bob to take more pictures and give a compliance order on the empty building owned by them. He also sent one to Darrell Long on Jones Street and the Lancaster property on Kinderhook Street. Mark asked Bob about unregistered vehicles on the Doray property. Bob said there were only two that were not registered and it is only considered a violation if it goes to three or more.

Matt asked the Town Clerk to include in the recently created CEO reports binder, copies of memo and compliance orders.

Art reported that on Central Street, the two catch basins were installed. He presented a proposal from State Paving for \$23,673 to rip out the hot top, go down 6 inches, compact and put reclaim in there and give a 2% grade for the crown of the road and put a 2 ½" base down. This should be done by Thursday. The final paving would be roughly \$13,000 for a top coat from Hillcrest to the dead end sometime in August or September. The Board asked why this could not all be done at once. It was decided that this will all be completed at one time so that the road will not be tied up for the residents. Art will get a proposal for the final coat.

There is \$48,000 in the Central Street account. \$42,000 will be taken out to pay Coutts Brothers for their work. The two basins will be approximately \$4500 - \$5000 so that will leave about \$1,000 which is probably already used up.

Account 829 – Capital Improvement Roads has approximately \$31,000. Art asked about 854 – Resurfacing Streets. Art suggested taking the \$23,673 out of this account which would leave approximately \$7,000 in this account to start to build back up.

Capital Improvement Roads – Art has earmarked for the drainage in front of the Town Office which he estimates at approximately \$10,000.

Art said that he and Dan Nadeau met with Bob St.Pierre regarding installing a **door in the back office** and there according to the codes, all we need is a fiberglass door with hardware only on the inside for a lot less than originally thought. Art suggested that Dan Nadeau can do the job. There was discussion about having a concrete stoop on the outside and there will be an "EXIT" sign. Art will get quotes.

Kinderhook Street - Art and Peter Coughlan walked the street and to do one lane of repair it will need 740 cubic yards of gravel at \$18.50 will be approximately \$13,000.00. Art figures roughly \$50,000 in material, plus labor. This would be about \$75,000 for just this project for one travel lane. Art will work on more figures to possibly go into an article for the Town Meeting warrant.

It was suggested that core samples of the road be taken to see how far down we would need to go. Mark told Art to contact SW Cole for a proposal to do samples. This would come from Capital Improvements.

Art asked about the Sewer Account (615). There was \$40,000 in there but Art said that he never knew that \$7500 was put into the Barber Road pump station, making his budget \$32,500.00. This was put separately to cover any costs etc., for Barber Road station. There was talk about cutting this down as there is still 84% of this amount left.

Art said that the bids came back 21% lower for the paving job by the State project on Water Street. We will have more details at a later time on how this will affect the Town.

Bob asked Art about **School Street**. He said this will come out of the TIF money but we cannot take any money until we know what we have to take out of that account for Water Street. He wanted to do it this fall but he is not sure. \$72,000 is in the account now. Art thinks that probably School Street could cost between \$40,000 and \$50,000.

Bob Henderson made a motion to accept the proposal from State Paving for \$23,673 for Central Street. Matt Drost seconded the motion. **VOTE – UNANIMOUS.**

Art will get a second proposal for the completion or top layer from them.

The Town Office was swept and it will cost \$200. This will come out of the Buildings & Lands account.

Art left the meeting at 6:45 p.m.

The Board read a memo from Raeleen York. She is requesting to cut her hours from 32 hours per week to 28 hours per week starting immediately. This meets with the approval of the Office Manager. It will be temporary to see how it affects the office until the beginning of the fiscal year. If it works out, it will continue. It will be flexible in that she will work more hours as needed. She will still be here 5 days per week. She will work 9-1 on Mondays, Noon to 7 pm on Tuesdays, 11-5 on Wednesdays & Thursday and 9-2 on Fridays.

Bob Henderson made a motion to accept the new hours. Matt Drost seconded the motion.
VOTE – UNANIMOUS.

Janet asked the Board to rescind the motion made last week regarding moving money between accounts. She had an error in calculation.

Bob Henderson made a motion to **rescind the motion** made at last week's meeting (*to move \$113.99 from the Fire Department Sewer Account to the Town Sewer utility account which only has \$1.92 left in it. Bob Henderson made a motion to allow this transfer. Matt Drost seconded the motion. VOTE – UNANIMOUS*). Matt Drost seconded the motion. **VOTE – UNANIMOUS.**

Matt Drost made a motion to adjourn the motion. Bob Henderson seconded the motion. **VOTE – UNANIMOUS.**

Meeting was adjourned at 6:50 p.m. Next meeting will be Tuesday, May 17th at 5:00 p.m.

Respectfully submitted,

Lynn R. Mealey, Town Clerk