

TOWN OF RANDOLPH
BOARD OF SELECTMEN
Tuesday, May 13, 2014
5:00 p.m.

BOS PRESENT:

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

OTHERS PRESENT:

John Larouche, Town Attorney
Art Forand, Public Works
Lynn R. Mealey, Town Clerk
Janet Richards, Treasurer/Tax Collector
Chuck Applebee
Doug Clark

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

Attorney Larouche presented the Board with documents from Bernstein Shur regarding work being done on TIF'S. The documents were: Standard Terms of Engagement for Legal Services, Tax Increment Financing Engagement and Conflict Waiver Request. The Board signed the documents which are necessary to continue work on the **TIF project**.

Legal fees due to Bernstein Shur were discussed. They will have to be paid as we go along and then reimbursed from TIF funds when they are available. The town may have to get a short term loan to pay the legal fees and John will assist the town with this. John will get the signed documents to Attorney Mueller tomorrow. She has already started work on the hardware store but will include the pipeline TIF with the execution of these documents.

John also gave the Board members a sample of "Designated TIF Projects" that is a guideline for the use of TIF funds which will be required with the paperwork that is to be submitted. One project that was mentioned was Kinderhook Street. Drainage problems on School Street were discussed. The State has to approve all TIF projects. School Street from Water to Hillcrest was explained to be the area of concern. Art will provide John Larouche with packet regarding this so that John can try to tie this into the pipeline TIF area.

The proposed change to the Sewer Ordinance was discussed next. John drew up a proposed amendment. This would be fit into the warrant as an article. The point is for people who do not have a sewer easement on record, the town will now be responsible for 2 feet in from the right-of-way line. From that point to the building drain will be the homeowner's responsibility. John brought up the issue that people who have the easements were not offered this deal. Attorney Larouche stated that this is much more complicated than it appears so having it on the May 29th Special Town Meeting may not be possible.

Bob Henderson made a motion for the Town of Randolph to have responsibility from the right-of-way line to 2 feet in on the property. Ed Gorham seconded the motion. **VOTE – UNANIMOUS**. New article will be drafted and this will be on the annual town meeting warrant.

Chuck Applebee from **Water Quality & Compliance Services, Inc.** was at the meeting to explain what needs to be done to complete the Maine Pollutant Discharge Elimination Systems Permit. He has been hired by the town to complete this process. There are mailings and legal advertisements that have to be done and Chuck will give the information to Janet and she can accomplish this.

If there are back-ups the residents should be dealing directly with the insurance company and it will go much smoother. This is the way most municipalities proceed.

How the town is assessed and billed by Gardiner was explained by Mr. Applebee.

Chuck Applebee and Doug Clark left the meeting.

Art stated that Marge Gilman had complained that the water in the brook behind her house was brown and stagnant. She maintains that there is an "agreement" that the Town entered into with her and the other property owners that states that the Town will take care of this area. Mark said that if she can produce the document and brings it to the Town they will review it. Art said that someone had filled this ditch with rip-rap and it may have been John Crocker. This causes a "dam" effect. Art opened it up and had it flowing. Art will check on it periodically. The right of way goes from Pleasant Street and then swings towards Windsor Street. Marge wants to know if the town is going to be mowing this right of way. It is not a part of the current mowing contract. Art said that he will take care of mowing it for now. Bob said that when Gloria Fitzherbert had her garage built there was a culvert put in under it and the sewer line runs under it also.

The spring clean-up was discussed. Not as many permits were sold as in years past but we will have to wait and see what Dan Nadeau's fee will be.

Art would like to drop a load of loam in the cemetery for the mowing contractor to fill in holes or sunken graves. The Board gave Art permission to do this.

Second Street was discussed. This was changed into a "one-way" street but there are no signs. The access is from the Jones Street side. It was changed due to the fact that it is very narrow. There was a sign there at one time but it was removed and no one seems to know who took it down. Art reported that a stop sign at the corner of Hillcrest and Central was stolen.

Mary Edwards on Steepleview had complained about water flowing from the road onto her property. Art and Dan Nadeau both went and observed the ditch and culvert during a rain storm and said the water was flowing properly. She has a hump in her culvert at the driveway. Art told her that if she would like to fill out a complaint form she may do that.

Janet Richards was at the meeting to discuss **sewer rates** with the Board. The rates will have to be raised as soon as possible so that the Town will be able to pay the bill to Gardiner for treatment of the sewer. The account will be seriously in the "red" unless rates are raised. Several formulas were discussed. It was decided to go with raising the Operations & Maintenance fee from **\$28.31 to \$31.01** and the usage rate will be raised from **\$4.32 per 100 cubic feet to \$5.00**. This will take affect with the June 2014 billing. The sewer account does not share expenses in the office. Some of the office salaries do come out of this account. The treatment plant bill runs about \$230,000 per year.

Ed Gorham made a motion to raise the sewer rates to \$31.01 for the base rate and \$5.00 per hundred cubic feet of usage. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.**

Public hearing was opened at 6:00 p.m. and left open but no members of the public were present for the hearing.

Bob Henderson made a motion to accept the ordinance entitled "**Town of Randolph Excavation & Street Opening Policy**" as written as there were no members of the public in attendance. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.**

Ed Gorham made a motion to adjourn the meeting and public hearing. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.** Meeting was adjourned at 6:45 p.m. Next meeting will be Tues., May 20, 2014 at 5:00 p.m.

Respectfully submitted,

Lynn R. Mealey, Town Clerk