

TOWN OF RANDOLPH
BOARD OF SELECTMEN
Tuesday, February 16, 2016
5:00 p.m.

BOS PRESENT:

Mark Roberts
Matthew Drost

OTHERS PRESENT:

Lynn Mealey, Town Clerk
Janet Richards, Tax Collector/Treasurer
Robert St. Pierre, CEO
Michael Carrie, Randolph Budget Committee

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

Bob Henderson was unable to attend the meeting.

All Board members signed payroll and accounts payable warrants.

Matt Drost made a motion to accept the minutes of the February 9, 2016 meeting. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.**

Salt usage report provided by Ellis Construction was reviewed.

Bob St. Pierre was at the meeting to discuss with the Board the progress of the court case on the dangerous building at **21 Kinderhook Street**. The court date has been pushed back to March 8, 2016. The Board wanted to touch base with Bob to see if he has provided Attorney Torregrossa with all the documentation that she will require for the legal proceedings. He showed the Board pictures that have been provided showing the inside of the house. Mark voiced his concerns that the company is trying to lease a dangerous building that looks as though it also may have lead based paint. He asked Bob if anyone in town leasing or renting out a building has to have any kind of permit. Bob said that they do not and he does not feel that he has the time to inspect but suggested that Chief Ron Cunningham may have an interest in doing these types of inspections. Landlords are supposed to comply with certain safety requirements but that is between the landlord and the tenants. The State does not require the towns to do inspections of these rental or lease units.

Mark is going to ask Anne Torregrossa how the owner can lease out a property that is deemed dangerous by the town. Bob said that the town has deemed only the outside ingress and egress as dangerous but not the inside. Mark is planning on attending the hearing.

Bob also gave the Board his monthly report. Bob left the meeting at 5:35 p.m.

Michael Carrie was recognized by the Board. He came with 3 items he wanted addressed. 1) he would like to set up a meeting between the **Board and the Budget Committee** for either the first of March or the 22nd of March and will send out notification so see if he can get the other members to attend. It was decided that they will try for March 22, 2016. 2) Mike said that he

had discovered a slow leak in his basement from his furnace, causing an unusually high sewer bill in December. He is requesting an **adjustment** as the leaking water did not go into the sewer system. Lynn will research his past readings, prepare an estimated adjustment, and get the authorization from the Board to make the adjustment prior to the March 2016 bill. 3) Mike wished to discuss some more options for the **future fire department**. He has been looking at other fire stations and following the ongoing process that the City of Augusta has been going through. He looked at one in Norridgewock that cost around \$800,000 that would probably be close to what the Town of Randolph's needs would be. The City of Augusta is spending around 3.6 million on their newest fire station. He would like to see other members of the Committee or residents to do some investigating of their own into the different municipalities and what their needs were and what they had built to accomplish this. Also, he would still like to see the feasibility of solar panels as he has heard about lease options for such panels.

Mike brought an idea to the board for consideration. He has been reading news articles about film producer **George Lucas (Star Wars)** who has been looking to create a museum. He has been turned down by the City of San Francisco and is being sued by the City of Chicago to stop the construction. Mr. Lucas has a billion dollars' worth of artwork to go into this museum and wants to put it on a lot in Chicago that is 57+ acres.

Mike stated that he thinks there is over 150 acres available in the north end of Randolph which overlooks the Kennebec River and if the Town were to put a proposal together and send it to Mr. Lucas, even if it gets thrown out, if it gets sent to the press, if Mr. Lucas doesn't take it seriously, someone else will. This property is not owned by the Town but maybe would be considered by landowner to sell for a business like this. Possibly Mr. Lucas or someone else would consider calling the Town's bluff and at least look at the site. Perhaps it could house a National Star Wars Museum which would bring business and people to the town.

Mike asked that the Board at least consider sending a letter of interest to Mr. Lucas. Mike has the address. Matt feels that this is a way to say that we are open for business, come and look, talk to the property owner and make an offer.

Mike Carrie left the meeting at 6:05 p.m.

Janet Richards was called into the meeting so that the Board could check and see if resident Erin Finch had kept her agreement to pay \$100 on February 1st, another \$100 on March 1st and then the balance when she gets her tax refund to avoid a public auction of the property. She was supposed to come to the meeting tonight if she had not paid. The only two options are that she either pays the money owed or the Town can sell her property. Janet explained that any and all bids can be refused if the taxes etc., are not covered in that bid. It could at that point be put out to bid again.

She has not been in to make the payments as promised. The Board asked that Janet give Ms. Finch one more letter and give her a chance to make the agreed-upon payments or they will proceed with public auction of the house. Janet will prepare the letter and Mark Roberts will review and sign it giving her a deadline of March 1st. Janet said that even a certified letter is only proof that we have sent the letter as some people do not pick them up. She also will send

the same letter regular mail. The Town is not responsible for evicting the resident after auctioning the property. That is the problem of the new owner.

Liens put on the property by either the Town and/or contractors are recorded in the Kennebec County Registry of Deeds so they are a matter of public record. The Town does not sell the property with a clean title.

Executive sessions were discussed. The Board will be more discriminating that requests qualify under the law before granting such executive session.

Matt also brought up the subject of Town Meeting and his feeling that the Board members should not be the ones making the motions and seconds.

Matt Drost made **a motion to adjourn** the meeting. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.**

Meeting was adjourned at 6:33 p.m. Next meeting is Tuesday, February 23, 2016 @ 5:00 p.m.

Respectfully submitted,

Lynn R. Mealey, Town Clerk