

Clarence Cummins, Chairman
Tracy Tuttle-Vice Chairman
Rose Beckwith
Gary Poulin
Peter Warner

AGENDA
MEETING OF THE RICHMOND BOARD OF SELECTMEN
TOWN OFFICE CONFERENCE ROOM
5:00P.M.-WEDNESDAY, MARCH 20, 2013

1.0 CALL TO ORDER

Selectmen Present: Peter Warner, Rose Beckwith, Tracy Tuttle, Gary Poulin and Clarence Cummins.

Others Present: Laurie Rice and Kevin McGinnis of Northeast Ambulance, City of Gardiner-Town Manager, Scott Morelli, Fire Chief, Mike Minkowsky, Finance Director, Denise Brown, O'Neil Laplante, Paul Adams, Mr. & Mrs. Schillinger, Judy Savage, Cleo Chancellor, Scott MacMaster-Police Chief, Matt Roberge-Fire Chief, Daniel Dunton, Mike Grizkewitsch, Sr., Mike Grizkewitsch, Jr., Theresa Mckellark and Rick Mckellark, Keith Edwards, Nellie Blagden, Leighton Carver, Fred Browne, Gail Holden, Paul Adams, Robert Bodge, Tim and Irene Adams, Boris Rusak, Steve Musica, Peter DeRaps, James Goodall, Tymbre Dore, Dave Tilton, Shawn Pierce, Barbara Umberhind. **50+ residents in attendance for public hearing.**

2.0 PLEDGE OF ALLEGIANCE

Selectmen Cummins asked that 4.2 Resignation of Ryan Chandler be taken out of order.

The Town Manager stated that Ryan Chandler has submitted his resignation and is effective March 28, 2013.

Selectman Tuttle made a motion to accept his resignation and thanked him for his service, Selectman Beckwith seconded, motion passed (5-0).

Selectman Cummins made a motion to take 5.2 out of order the Notice of Violation at the old Pleasant Pond Market.

2.1 Notice of Violation-Old Pleasant Pond Market-R09-007-01

The Town Manager stated that at the last board meeting the Selectboard had received a letter from the owners of the former Pleasant Pond Market.

Selectmen Poulin asked if they are making any attempt to clean up the property. Ryan Chandler responded he has seen no attempt.

Selectmen Cummins asked when he became aware of this problem. Ryan Chandler responded a few months after starting, this is not a recent problem. Their first letter was sent in June 2010.

Selectmen Cummins stated that the letter they received stated that they have been singled out among other properties in town that also have violations, which is why I wanted to

discuss this property should this be high on our priority list. Ryan Chandler responded there are certainly other properties that deserve attention others have been sent certified letters with no response. Others have set dates for items to be removed. Selectman Cummins asked what the next step is. Ryan Chandler stated that they have been given a 45 day clean-up period; they need to be in compliance by April 12th. The next step would be to ask the board to proceed with legal proceedings. Selectman Warner asked if Ryan had seen their response and if he agrees. Ryan Chandler stated that some points I disagree with, they state they have submitted a remediation plan, they have not done that. I have had conversations with them and told them the lot does not need to be done all at once, take one step at a time to try to make it easier. They didn't want to do that, they want more time. Selectman Tuttle added that they don't actually live on the property their son lives on the property. In the letters they are stating it's hard for them. Ryan Chandler stated that he has photos from last week; the lot is littered with gas grills, pumps, metal roofing, coolers from the old store, enormous amount of junk lumber the picture was taken from the Brunswick Road right of way view. Selectman Cummins asked if Ryan has the authority to go onto the property without permission. Ryan stated that he does under State law but would never do that. Selectman Tuttle feels that the CEO should move forward with enforcing the code. Selectman Warner asked that maybe we could prioritize for them and give them a period of time on what needs to be done. Selectman Tuttle stated that the high school has a designated day of caring, maybe they could help in some way. Selectman Cummins asked if there are any other sources of assistance. Resident Judy Savage stated that Jonathan Tuttle may be of service. The board determined that if there is no progress the board will take action after April 12th, and will consider a concrete plan if they bring one forward.

Resident Fred Browne asked if the town would be putting themselves in liability using the kids from the school. Selectman Tuttle stated that it wouldn't be done through the town it was a suggestion to have the owners reach out for assistance.

Resident Mike Grizkewitsch asked if the town has a process for addressing ordinance violation issues. The Town Manager responded yes there is a complaint form residents may fill out.

3.0 REQUEST TO APPROVE BOARD OF SELECTMEN MINUTES OF MARCH 6, 2013

Selectman Beckwith made a motion to approve the minutes of March 6th, Selectman Poulin seconded, motion passed (5-0).

4.0 APPOINTMENTS, RESIGNATIONS, PROCLAMATIONS, RESOLUTIONS

4.1 Appointments to Comprehensive Plan Committee-Mike Grizkewitsch, Sr.

Selectman Beckwith made a motion to appoint Michail Grizkewitsch to the Comprehensive Plan Committee, Selectman Warner seconded, and motion passed (5-0).

5.0 ADMINISTRATIVE ITEMS-UNFINISHED BUSINESS

5.1 Ambulance Service Contracts

Selectman Cummins stated that Gardiner is offering a two year contract with no service fee or uncollectable after two years what would be the situation, would it be on the same terms or would you negotiate a different contract.

Scott Morelli stated that they have approached their partner communities about offering services to Richmond. We told them we were matching your current contract. The other towns currently pay for a service fee and uncollectable if Richmond comes on board they would waive one or the other. Selectman Cummins asked what does a fee usually run. They are based on capita and number of calls, a service fee would run \$7,464 and an estimated \$8,500 in uncollectable fees. Selectman Cummins stated that most likely at the end of two years we would be faced with paying one or the other.

Selectman Cummins asked what our situation with Northeast is. The Town Manager responded that we pay no fees or uncollectable. Selectman Tuttle asked why we don't have a contract. Kevin McGinnis stated that in late June your attorney delivered a counter contract and that's the last we heard, we have tried to set up meetings and talk about that, the town wants to work with attorneys, there was also an issue with a response time standard, we have been trying to meet with the police and fire chief, it's been hard trying to get together, meetings were established before Gardiners proposal. Selectman Warner stated that he had heard of an issue from a resident when an ambulance arrived they was not able to put a patient on the ambulance. Kevin McGinnis stated that all employees go through a rigorous strength test; there is an ambulance crew and fly car usually three people available. Our contract calls for an ambulance 12 hours a day seven days week located in Dresden, on weekends we put an ambulance in this area that is not in the contract we just do it, on weekdays from 8-4 a fly car is in the area, the fly car responded 1 minute in once case and 2 in the other. Selectman Beckwith added that from what she has observed, they have dispersed first aid kits to RYRA and Summer Rec, ice packs to summer league, a defibulator to the senior center, they helped out with Halloween, Richmond days, Summer Recreation, they have offered training to the fire department, none of those services are in their contract. Kevin McGinnis stated that Richmond is now an official heart safe community, with a gold standard designated by the State of Maine. Gardiner added that they are a platinum community.

Selectman Cummins asked if we can expect the terms of the contract to change. Northeast stated that no fees and no uncollectable will continue to be our policy. We have just offered Bowdoinham a no subsidy. We serve four towns in this area. We have the same policy in other areas; we have a lot of resources to back up what we provide. Selectman Tuttle would like to see the meetings fulfilled that are scheduled before any decisions are made. Selectman Cummins asked if there have been any complaints with response times. Chief Macmaster said no. We set up communications prior to Laurie

taking over; we identified the problems and started an effective communication process. The police attend 85% of the calls and would hear complaints.

Selectman Cummins stated the board will wait until the meeting with the lawyers and make a decision at our next meeting. Mike of Gardiner Ambulance stated that they believe they are in the position to be able to maintain a no fee service. If you call Gardiner you will get a paramedic 85% of the time. Not a corporation. Selectman Cummins stated that if we can provide equal service by either organization, where it costs us the less is the option the board would go with. Mike of Gardiner Ambulance added that there is no guarantee with Northeast at the end of the two year contract there would be no fee; once you are on board we would like to keep you on board. We believe we can offer you a superior product. In the last three months we have had three people from Richmond drive to Gardiner for service because they have had a bad experience with Northeast. The board refrained from any public comment until 8.1.

6.0 ADMINISTRATIVE ITEMS-NEW BUSINESS

7.0 ASSESSOR ITEMS-NEW BUSINESS

8.0 MISCELLANEOUS BUSINESS-ORAL & WRITTEN COMMUNICATIONS

8.1 Public

Judy Savage stated that she is in favor of Northeast Ambulance, she unfortunately was present during a death at a local home, the EMT's of Northeast were going off duty but they were going to stay with the family until her children arrived. She also feels if you went with Gardiner it would be rude to do that to Northeast after they have come into the community.

Resident Mrs. Brown also likes Northeast Ambulance.

Resident Mike Grizkewitsch thanked Selectman Beckwith for her comments and feels both will give us good service.

Resident Fred Browne asked if the board has had any freedom of access law training. The Manager said yes, they are required too, some of the new members may have not taken it yet, MMA offers the training online for free.

A resident stated that she called Gardiner Ambulance twice and the response time was excellent.

Resident Theresa McKeller stated the first responders of Northeast took care and were there for her son.

A resident stated it's about community as well they go beyond just ambulance services.

Judy Savage read a letter on behalf of the senior center outlining their support for Northeast Ambulance.

8.2 Town Manager-None

8.3 Selectmen-None

8.4 Boards and Committees-None

9.0 WARRANT

9.1 Request for action regarding all disbursement warrants

9.2 Town Meeting Warrant

10.0 PUBLIC HEARINGS, PRESENTATION-6:00p.m.

10.1 Umberhine Library-Public Hearing

The board opened the Public Hearing at 6:11p.m.

Steve Musica stated that we have had several meetings on this subject there were approximately 25 residents at the last library public meeting, suggestions from the librarians and State Fire Marshalls office changed the design plans. Steve has been on building committees in the past and those committees have spent thousands on architects, the turn-out was for million dollar library that the town does not need. Most recently he approached the board to talk about building a library for what funds are available.

They used the floor plan that was accepted at the design-to-build phase during the last town meeting which was approximately 50 x 60 with a basement and general contractor which added thousands of dollars to that proposal.

With this most recent project he went to a lumber company, got plans, and priced out all the building material for around \$180,000 for this proposal.

Then he approached the local contractors to get individual prices, he asked that they don't low ball and gave a conservative amount.

The breakdown as follows:

Architectural services:

(Construction drawings, suggestions, obtaining State permits, project inspections);
Topsham architect **\$6.5K**

Site work:

Blasting-Gardiner firm **\$8K**

Gravel; prep site for pad-Town **\$6K**
Rentals; site and truss setting **\$2.5K**
Total **\$16.5K**

Foundation; 4" slab w/4" frost walls on grade vapor barrier-Richmond **\$18K**

Material (Not covered elsewhere; KD wood, sheathing, windows, doors, siding, hardware, etc.-Hancock Lumber **\$39K**

Framing (plus covering), sheathing, 5/8" wallboard, insulation (W-R21, C-R52), painting, siding, ramp, etc.-Richmond contractor **\$56K**

Roof 30 year architectural shingles, protective underlay coverings-Richmond contractor **\$10.5K**

Electrical (all interior, exterior requirements to code; computer stations-Richmond contractor **\$27K**

Heat-Hot Water (efficient gas boiler, hot air through ceiling ducts-Richmond contractor **\$14K**

Plumbing (all required; includes 2 ADA baths)-Richmond contractor **\$20K**

Flooring (commercial carpet, tiles)-Edgecomb contractor **\$7.5K**

Circulation Desk (library designed-Richmond contractor **\$3.5K**

Landscape (Building perimeter w/topsoil, seed, mulch, plantings)-Richmond contractor/volunteers **\$1.5K**

Interior Furnishings (Chairs, tables, stacks, state surplus, wholesale, contributions) **\$5K**

Contingency (room for the unknown) **\$10K**

Total \$235,000

Upgrade considerations:

Radiant heat: add **\$6.5K**

Cedar-look shingles: add **\$5K** + **\$?** Extra labor

Recessed lighting: add **\$8K**

The Manager stated that we have had an offer from a resident for a donation of \$3,500 towards building the library.

Steve Musica stated that 85% of the money would stay in town and go to local builders.

It started with a perfect site available no well/septic, a public works crew willing to help with site work.

A resident asked if prefabricated buildings were considered for the library. Steve Musica replied yes, that's the historic district and does not know if it's allowed. Selectman Beckwith added that she has seen numerous blue prints on libraries we have looked at the modular designs and they were very expensive for commercial grade.

Resident Peter Deraps added that you are not going to be able to get a modular that size.

Resident Alice Knapp stated that she appreciates what Steve Musica has done and endorses the plan. The board in the past built the public works garage and the police department as self-contractors.

A resident asked if this would be built on a slab. Steve Musica replied yes and for an additional \$3.5 thousand you can have radiant heat placed in the slab.

A resident asked what the utilities would cost in a new building. Selectman Warner stated that after researching heat would be about \$2,000, electricity \$1,200 for CMP, \$560 for water and sewer. Selectman Cummins stated that we start with the building if it is the wishes of town that it is utilized more we would leave it up to the town, we plan to keep the cost as far as books, people, and etc... as it is now.

A resident stated that we are currently paying \$8,400 for rent a year and the utilities for the new building are around \$4,000 a year. Selectman Warner responded yes.

Resident Irene Adams believes the electricity will be higher for a larger building than the current space is utilizing.

Selectman Cummins stated that this money does not need to go to a town meeting. It's there for a specific purpose to build a library.

The last town meeting dismissed the raising of an extra \$300,000 to go towards building a library. The Town Manager stated that we sent a letter to everyone who was at town meeting last year. We had an article in the newspaper, online and on Facebook. The Town Manager stated that the operating budget will continue to go to town meeting. The board has not made any decision on if it's going to the town meeting.

Resident Gail Holden stated that the money the library board raised was intentionally for a new building before handing over operation to the town. That board worked for years on raising money towards a new building.

Resident Nellie Blagden feels the town should build a library on the Umberhine spot that's what it was designated for.

Resident Fred Browne feels it's an investment in the town.

Resident Mike Grizkewitsch feels this should be brought before the voters at town meeting.

Resident Paul Adams is concerned with parking on Myrtle Street near the Fire Station could potentially be a problem.

Resident David Tilton asked if residents have concerns with design who they should direct them to. He thinks the design should consider a 45 degree roof on the south side, potable tag system, and a radon loop under the slab and use insulated concrete forms.

Resident Sylvia Averill supports the library.

Resident O'Neil Laplante feels it is an investment in our community,

A Resident stated that she is also a realtor and the library adds to the community especially when selling homes.

Resident Peter DeRaps gave a proposal on how insulated concrete forms are used. He also estimated that it would cost \$16,000 he would oversee that portion of the project, along with volunteers to help.

Selectman Beckwith stated that she was touched by words that Selectman Poulin made at a previous meeting that a town's infrastructure is not just the public works, it's what you offer your residents, and people that want to move into this town consider the community and amenities for their families.

Selectman Cummins called for a straw poll to see how the residents feel about this proposal. The majority of the room was in favor of the project (out of the 50+ in attendances there were approximately 6 present at the time of the poll against building the library).

11.0 ADJOURNMENT

Selectman Tuttle made a motion to adjourn, Selectman Warner seconded, motion passed (5-0).