

TOWN OF DIXFIELD
Minutes of Meeting
Board of Selectmen
Monday, Sept. 9, 2013
5:00PM, Ludden Memorial Library

Board Members Present: Malcolm Gill, Scott Belskis, Dana Whittemore, Hart Daley, and Robert Withrow.

Administration Present: Linda Pagels-Wentworth (Town Manager), Dave Phair (Public Works), Richard Pickett (Police Chief), Jim White (Water Supt), Scott Dennett (Fire Chief).

Citizens Present: Jeff Porter, Melissa Strout, Norine Clarke (Recorder of Minutes).

Non-Citizens Present: none

Press: WVAC TV- 7, Matthew Daigle (Sun Journal), Cherri Crockett (Rumford Falls Times).

1. Call Meeting to Order: Chairman Gill called the meeting to order at 5:00 PM and led the Pledge of Allegiance

2. Agenda Adjustments: Mutual Aid Agreement with Chief Pickett, add to Department Head Reports. Quit Claim Deed for an old lien, add c to New Business.

3. Approval of Minutes: Hearing no errors or admissions, Chairman Gill declared them accepted as presented

4. Approval of Warrants and Payroll: Hearing no objections, Chairman Gill declared them accepted as presented.

5. Department Head Reports

Added item: Mutual Aid Agreements

Chief Pickett handed out copies of the current version of the Mutual Aid Agreement. There were very few changes and only to update the current situation in the participating towns. Wilton, Mexico, Jay and Rumford will all sign the agreement and share signature pages. This is not an annual update and has not been done for several years. Mr. Belskis made a motion to table until he had a chance to read it. There was no second. Mr. Daley shared that this was a standard agreement based on State law and was the same everywhere. Mr. Withrow made a motion to accept the agreement which was seconded by Mr. Whittemore. Vote: four to accept, Mr. Belskis abstained. The copies were signed and dated by Chairman Gill.

a. Public Works: Mr. Phair informed the Board that the new truck would be delivered at 10:00am Wed. Sept. 11, 2013. At that time, they will insure and license it.

There has been some interest in the ad placed to sell the old truck. Several people have inquired.

The Valley Road rain damage was repaired.

A storm drain at the corner of Kidder and Pine was been undermined and required attention. Mr. Phair has consulted with Engineer A.E. Hodsdon and the long-long upgrade will be part of the upcoming project in that area.

Severy Hill Construction Project: The rip-rap has been put in place at end of cross pipe. They still need to hay and seed the ditches. The project budget is looking good. The repairs have been tested by the recent rain and it is holding well.

Mr. Belskis asked for an accounting of the hours spent by the crew on the project. Mr. Phair said that information is in his log. Manager Pagels-Wentworth Project sheets will be completed going forward.

Mr. Phair asked for a motion to get bids for winter sand. Because of the logistics, there will be direct solicitations to at least three vendors. Mr. Whittemore made the motion and Mr. Withrow seconded to solicit bids for winter sand. All in favor, motion passed.

The ditching is finished on Averill Hill Rd. and they will be on Norton Rd. next.

Town Manager Pagels-Wentworth reported that they are working on a solution for the steep deep ditch on the corner of Common Road. A drainage pipe will likely be installed and covered over with ditching material to improve slope.

Mr. Belskis said that the town garage roof had been quoted 3 times and that money was raised at town meeting but it still has not been repaired. He asked that Engineer A.E.. Hodsdon be asked to put a proposal together. He said he was concerned that something be done before winter and Mr. Daley agreed. Town Manager Pagels-Wentworth and Mr. Phair reported that Mr. Hodsdon said not to fix the roof until the body of the building was checked to see why the floor and walls had stress cracks. Mr. Phair has been on the roof with Jim Manzer who is one of Mr. Hodsdon's workers. More discussion will be held about the roof on Sept. 16 following the LEAN meeting.

b. Water report:

Bid packages were due at 9:00 Mon. Sept. 9 a.m. and none were received for the heating oil tank replacements. Since no bids were opened, the bid deadline can be extended.

The valve room floor at the reservoir has been re-done and a de-humidifier is working there. A gate post was broken at the reservoir and a local lumber company donated a replacement to fix it.

Curb box work is continuing.

Flushing will be three days beginning Oct. 14.

c. Town Manager's Report

Financing requests for the new truck will be discussed at the Sept. 16 meeting.

Responses to the CDBG surveys have started to come in and all those who have received one of the questionnaires are encouraged to return them.

There are copies of correspondence in the Selectmen's packets.

d. Scott Dennett asked if he would be able to apply for a Maine Municipal Safety Grant this year and the Town Manager said that he should check with Mr. Phair to see if he planned to apply.

6. New Business

a. Consideration of Tax Acquired Property Bids

Mr. Whittemore announced that he would be abstaining from voting on these items because his brother-in-law had placed a bid.

It was recommended to award the bids to the high bidders:

6 Mill St.	Charles Swan	\$13,100
Timberland Pass	Henry Raynor Jr.	\$15,793.15
Rover Road	Beverly Coolidge	\$ 3,600
Jacob's Alley	Jeff Porter	\$ 7,777

Mr Belskis suggested reducing the minimum bid on 1169 Canton Point Rd. by 50%. It was seconded by Mr. Daley Vote: 4 in favor, 1 abstained.

Discussion followed about 12 Main St, 25 High St, and 19 Mill St that no minimum bid be required but have an agreement that the buildings must be torn down by the bid winners.

Mr. Belskis made a motion that the properties be awarded to the high bidders listed above. Seconded by Mr. Daley, 4 in favor, 1 abstained.

b. MMA Voting Credentials for Annual Business Meeting

The voting delegate for the annual meeting needs to be designated by the Board of Selectmen. Mr. Withrow made the motion to appoint Town Manager Pagels-Wentworth as the voting delegate and Mr. Whittemore seconded. Vote: unanimous.

c. Quit Claim Deed

There was a request for a Quit Claim Deed to give Owen Libby clear title to a property in Grandview Estates. An old Tax Lien Discharge was not filed at the registry so a Quit Claim deed needs to be issued by the Board of Selectmen. Motion made by Mr. Daley, second by Mr. Belskis that the Quit Claim Deed be issued. Vote unanimous

7. Old Business

a. Update and Consideration of MRI inter-municipal proposal

The Town Manager, Mr. Withrow and Mr. Belskis attended the third meeting that was held on this topic. It was felt that it was a good fit for Rumford and Mexico. The town managers will meet and check the references given them to see if the towns served were satisfied with the work performed and were able to implement the suggested solutions. Mr. Withrow suggested that they inquire about background and credentials for employees.

Mr. Withrow felt Dixfield should look at the LEAN program before further consideration to commit to the MRI proposal.

Chairman Gill suggested that sharing with Canton and Peru might be a better fit. Mr. Daley felt that the smaller towns don't have the major departments to share with.

The Town Manager offered a proposal by the Maine Police Chief's Association which offers a program to check police department efficiencies specific to public safety. Three chiefs with different areas of expertise are sent to the town for 3-7 days for a cost of \$6,000. They review the town's department and compare staffing and costs per capita with the state average. They also review practices, policies, and cooperation with outside entities. This could be done prior to budget for next year and would be a good time because the Cops program will end next year and Chief Pickett is looking at retirement.

b. Consideration of Sewer Repair Abatement Request

A copy of the bill for the work is in the Selectmen's packet. The Town Manager reported that none of the work was designated as done in the "public way". Ted Berry Co. agreed the project was not the Town's responsibility. There was no further written material presented and no one was present to make the request. It was agreed that the item did not meet the criteria for an abatement.

c. A.E. Hodsdon Proposal for Professional Services-DWSRF & CWSRF

A proposal for services by Engineer A. E. Hodsdon was presented for selectmen's approval. A motion was made by Mr. Daley to table the discussion till Sept. 23. Second by Mr. Belskis, all in favor.

8. Public Comment / Correspondence

Jeff Porter requested permission to ask about some of the unsold properties. He asked if the 25 High Street property was big enough for a trailer if the building was removed. The fire department had used the building for smoke training but had not burned it. In response to his question about the 12 Main St property, he was told it had not been officially condemned but was not up to code for 2 apartments as it is configured now but possibly for a one family dwelling. It really needs to be gutted and there is no property around it. The Town Manager said that Mr. Porter should really inquire of the Code Enforcement Officer of the status of these properties and their possible uses.

Melissa Strout had questions about the unsold property at 1169 Canton Point Rd. There are no other outstanding liens on the property. The only liens that can bypass a town lien are Federal drug liens.

The Jacob's Alley property awarded to Jeff Porter has personal property inside that belongs to other people. The Town Manager recommended that he ask a lawyer if an ad to "owner unknown" stating that they had 2 weeks to pick up their belongings would be adequate to solve the problem.

The Town Manager presented comments from Larry Whittington about the ditching on Severy Hill He sent photos and suggestions.

9. Board Questions and Comments

Mr. Whittemore asked about the referendum materials in the packet. The Town Manager has plans to meet with the Jay Town Manager as Jay has had the referendum process in place since 1997.

10. Next Meeting

Next Selectmen's meeting will be Sept. 16, 2013 following the LEAN presentation. Other meetings are as listed on the agenda.

11. Executive Session: Labor Negotiations: 1 M.R.S.A. §405 (6)(D)

Mr. Daley made a motion to go in to Executive Session to discuss Labor Negotiations 1 M.R.S.A. §405 (6)(D) at 6:39pm. Mr. Whittemore seconded. Vote: 4 in favor, 1 abstained.

Mr. Daley made a motion at 7:20 pm to reconvene the meeting. Mr. Whittemore seconded. All in favor, motion passed.

12. Adjournment

Mr. Daley made a motion at 7:20 p.m. to adjourn. Mr. Whittemore seconded. All in favor, motion passed.

Respectfully submitted,

Norine H. Clarke, recorder of minutes
nhc/