

Town of Litchfield
Select Board

Meeting Minutes

- 1.0 Convened at 6:30 PM; Pledge to Flag; Selectmen:** Gary Parker, Chairman, Rayna Leibowitz, Mark Russell; **Staff:** Trudy Lamoreau, Town Manager; Stan Labbe, Fire Chief and several FD Members; Steve Ochamanski, CEO; Larry Nadeau, Road Comm.; Bryan Lamoreau, Transfer Station Manager; Road Advisory Committee Members: Richard Lane, Tamas Szepsy; John Upham, FOAA Officer; Kelly Weissenfels, Town Office Staff and Budget Comm.; Renee LaChappelle, BAR **and Guests Present** per the sign-in sheet.
- 2.0 Minutes of Aug 12, 2019 Meeting submitted for final approval.** A motion to approve the minutes with minor typo corrections was made by Mark Russell, seconded by Gary Parker and voted 3 - 0.
- 3.0 Reports and Correspondence:**
- 3.1 Town Manager: A. Foreclosure Notices were posted on 8 properties today. All 8 have been in contact with the Town Office. Those proceeding to foreclosure are to be referred to the Conservation Comm. to determine if they should be retained by the town for public purposes. Trudy advised 4 properties are landlocked.
- B. A total of 263 thirty day notices were mailed out. Part of these are to mortgage holders.
- C. The Town received a dividend of \$1,249.88 from workers comp insurance.
- D. KVCOG has notified the Town that their annual General Council is scheduled for Sept. 30, 4 - 6 PM at the Silver Street Tavern in Waterville.
- E. A Poverty Abatement Request Application has been filed with Trudy. A number was assigned and copies were distributed to the Board.
- 3.2 Code Enforcement Officer/Plumbing Inspector - A A request for a new road name has been received. See 4.1 Agenda Adjustments and 6.1 for action.
- B. The CEO asked if a decision was made regarding the Aranson request for a driveway waiver. It was approved at a Special Meeting on August 1 but the minutes for that meeting have not yet been approved. Steve needs to file a copy of the minutes with the driveway permit document.
- 3.3 Road Commissioner - A. August 27 is the new proposed date for the start of paving the Oak Hill Road. It should be done by the end of the week. The three speed humps will be added after the base coat is in.
- B. Ditching has been done on the Gustin Road.
- 3.4 Fire & Rescue - A. Chief Labbe said he's never seen Rescue so busy.
- B. There are still problems with Dispatch by the Regional Communications Center. A meeting is scheduled of the users Group in September. Mark asked to be informed of the date.
- C. Wales FD will be back up for Litchfield FD during Litchfield Fair as so many of the firefighters are tied up with the Fair.
- 3.5 Emergency Management - No Report.
- 3.6 Assessing Agent - There were 176 interviews with property owners last week regarding their new assessments. Residents who missed that opportunity can write or email the Town Office to request a meeting and arrangements will be made. The Assessors are working on finalizing the assessment work. A Workshop with the Select Board is scheduled for Thursday, Sept. 5 at 1:00 PM to address the commitment.
- 3.7 Transfer Station - A. Bryan Lamoreau, Transfer Station Manager advised last Friday and Saturday were very slow, but they were swamped on Sunday. The bulky cans are full about 5 feet above the

sides.

B. 900 gallons of used oil was transferred into barrels.

C. They have about 165 gallons of contaminated oil. Bryan suggested we stop taking oil, as the cost to dispose of contaminated oil is pretty hefty. He will research options for residents to dispose of it. There was discussion of options of accepting oil, tagging it with the name of who brought it and/or processing it while the owner is there so if it is contaminated they can be identified and returned to the owner. He also suggested consideration of enclosing the oil storage building and heating it so oil can be processed all winter. A final decision was not made. A notice will be placed in the Sodalite telling folks to not bring contaminated oil.

D. Many complaints of the potholes in the Transfer Station have been received.

E. A lady inquired about bringing a piano to the Transfer Station and was denied. A piano was later that day found dumped at the athletic field. The PW crew will take care of it.

F. Sunday, Sept 2 will be the last open Sunday. After that, the Transfer Station will be open Fridays and Saturdays only with the three men working.

G. Gary talked with a logger about removing some trees. A review of the permitted footprint needs to occur before trees are cut to ensure boundaries are being honored.

4.0 Agenda Adjustments

4.1 New Road name. See 6.1

5.0 Scheduled Business

5.1 Fire Truck Bid Award - There was a meeting of the Fire Department representatives, the vendor and the Budget Committee representatives to discuss the price. By changing the air conditioning outlets, a savings of nearly \$6,000 was realized. The change was acceptable to the Fire Dept. It adjusted the total cost down to \$602,664.00 with an adjusted prepayment amount of \$583,785.00. Kelly Weissenfels, as Chairman of the Budget Committee, reported on his findings regarding the financing of the Fire Truck purchase to effect the best cost savings. The recommendations are for a loan from Kennebec Savings Bank as a 5 year loan with the first interest payment due Jan. 1, 2020, in an amount less than expected and approved at the June 2019 Town Meeting. The timing of approval of financing and the contract for purchasing the truck needs to be administered appropriately for the lower cost to be effective. A motion to accept Bid #556 dated August 20, 2019 for \$602,664.00 with encouragement to accomplish steps to facilitate the reduced price and authorization to sign paperwork outside of the public meeting was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.2 Spectrum Franchise Fee/ Ad Hoc Broadband Comm. Updates - No updates yet. The next meeting is scheduled for Sept. 17 at the Town Office.

5.3 Mary Jo Mason Update - Mediation, as required by the Court, is scheduled for Oct. 18 at 9:00 AM in Augusta. Steve reported he is trying to get a Fire Marshals Officer or a qualified third party inspector to inspect and provide a report before that date.

5.4 Doug Caton Consent Agreement Update - Recognizing that August 31, 2019, is the Court specified deadline for meeting the conditions for the Consent Agreement, Steve will be sending a letter this week requesting an inspection so he can report to the Court. Chairman Parker asked to be informed of the inspection appointment.

5.5 R.O.W..Lease for Justin & Ashley Campbell, Map R9, Lot 2 - The Town Manager reported this is a continuation of a right of way agreement with previous owners. It does not change anything but the duration as this one is for 25 years instead of the previous 99 year lease. A motion to sign the lease agreement with a 25 year duration was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.6 Sarah Thacher - CEO concerns - Discussion concerned a neighbor's property at 53 Penney Lane containing a potential illegal junkyard and the alleged failure to address it by the Code Enforcement Officer.

Ms Thacher and Heather provided information regarding their concerns. Steve provided information that he has met several times with the property owner over the years. Agreements for clean up have been made and work was done, but more materials were later brought to the site. There are currently 2 boats on trailers scheduled to be removed by mid September. What remains is not considered a junkyard under state law definitions. Boats in the water that are not licensed and leaking fuel are outside the authority of the CEO. The allegation that there are no sanitary facilities on the lot and people are there all day is a concern to Ms. Thacher as her well is downhill from the lot in discussion. The CEO advised there is no running water to the lot, no plumbing permit has been requested or can be issued without running water. A recommendation to contact appropriate state agencies was made.

5.7 Repurchase Agreement - Norman Comeau, Jr, Map R03, Lot 063A - A Repurchase Agreement for the balance of \$4,367.88 by paying \$182.00 down and \$182 for 23 months was approved by a motion made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.8 Repurchase Agreement - Tammy St. Pierre, Map R02 Lot 081B - A Repurchase Agreement for the balance of \$2,301.74 by paying \$200.00 down and \$176 for 12 months was approved by a motion made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

5.9 Repurchase Agreement - Brandon Smith /K Moore Map R02 Lot 045 - A Repurchase Agreement for the balance of \$643.42 by paying \$53.58 for 12 months was approved by a motion made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

6.0 Unscheduled Business

6.1 New Road Name off Lunts Hill Road - Choose Life Lane. A motion to approve the name of Choose Life Lane was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. The suggestion was made to research the issue of political applicability of new road names.

7.0 Legal

8.0 Appointments and Resignations

8.1 Senior Advisory Committee - Susan Fahlsing - a motion to approve the appointment of Susan Fahlsing to the Senior Advisory Committee was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

9.0 Warrants

9.1 Town Voucher #5 for \$52,099.20 A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0. The Town Manager explained the number of the Voucher was 5 and not 4 because of a TRIO glitch.

9.2 Town Payroll # 4 for \$22,341.36 A motion to approve was made by Mark Russell, seconded by Rayna Leibowitz and voted 3 - 0.

10.0 Other Business

11.0 Selectmen/Public Discussion/Communication

11.1 Renee LaChappelle asked what ratio of assessments included interior inspections? That information had not been provided to the Town Manager so she will try to get it for her.

11.2 Chairman Parker requested the final cost of the work done on Oak Hill Road, including the work done by Public Works to be compiled. For this and future projects, there needs to be an accounting so the information is available upon request.

12.0 Future Agenda Item

12.1 Feedback on Selectman's Handbook

12.2 Gustin Rd and Old Mill Rd Bridges

- 12.3 Town Office Renovations
- 12.4 Doug Caton - Consent Agreement
- 12.5 Mary Jo Mason - Update
- 12.6 Stevenstown Pole Permit for CMP
- 12.7 Used Oil Issue at Transfer Station
- 12.8 Accountability of construction costs (materials, town costs)
- 12.9 Approval of minutes of Aug. 1, 2019

13.0 Adjournment at 9:09 PM

Respectfully Submitted,

Rayna Leibowitz