

Town of Thorndike Special Town Meeting Minutes 7.24.2019

State of Maine \ Waldo ss

To: Danny Page, a constable of the Town of Thorndike, in the County of Waldo, State of Maine,

Town Clerk Doreen Berry opened the meeting at 5:00pm

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Thorndike in said county and state, qualified by law to vote in town affairs, to assemble at the THORNDIKE TOWN HALL, in said town on Wednesday, the 24th day of July, 2019 at 5:00 pm in the forenoon to act upon the articles, to wit:

Article 1. To choose a moderator by written ballot to preside at said meeting.

Motion to nominate Don Berry as Moderator, seconded, motion carried.

Seeing no more nominations; Doreen Berry closed the nominations and asked for votes to be cast by written ballot.

Votes: Don Berry 5

Don Berry elected as moderator

Article 2. To see what sum of money the Town will vote to raise and/or appropriate for Winter Roads (2019-20).

At the 3/16/2019 Annual Town Meeting; the Legislative body voted to approve from taxation \$167,500.

This is recommended from taxation of an additional \$103,000; added to the current approved amount of \$167,500= 270,500.

Recommend: Taxation: \$ 103,000

Motion to accept article, seconded, opened for discussion

Resident asked why the increase in cost for snow removal (from \$125,000 to \$210,000)

Second Selectman, Joshua Ard, responded to the question but referred the question to the contractor that placed the bid. John Cranouski, contractor that has placed the \$210,000 bid was present and he advised that he reviewed the expenses that he was going to have to start up again; as he sold all of his equipment from when he plowed the roads before.

Between insurance, bonds, equipment and payroll for expenses for employees are why he placed his bid in at \$210,000. John Cranouski also wanted the attendees of the meeting to be aware that he was asked by the Selectmen to place a bid.

Another resident asked as the quote from John Cranouski is at \$210,000; then why is the total amount from taxation to be \$270,500?

Joshua Ard advised that the additional expense is for the salt and sand.

Another question was as the quote included the cost of buying equipment, would the Town own the equipment?

Joshua Ard advised that the equipment would not be owned by the Town of Thorndike, the equipment would be owned by the contractor.

Joshua addressed a comparison sheet (see attached) of prior snow removal costs compared to the new bid received.

Joshua Ard addressed a question to John Cranouski if the cost would remain at \$210,000 for the next 3 years?

John Cranouski stated that he was not sure but this could be readdressed (upon expiration of the FY2019)

Prior Selectman and current resident of Thorndike, Robert Carter, noted a testament to John Cranouski's work; that John used to plow the roads for Thorndike and if anyone will take care of the Town of Thorndike, John (Cranouski) will.

Jeffrey Fowler, resident of Thorndike, asked how come the contract is not for 3 years?
Second Selectman, Joshua Ard stated that it has always been 1 year and then to a 3 year term.
Third Selectmen, Michael Mayer, noted that they would be ok with a 3 year term. This eliminates the need to go through this process again next year.

A question was asked of how many bids were received?

Third Selectmen. Michael Mayer, noted that there were 2 received. The other one was from Wayne's Landscaping at \$133,900, but they opted to go with John Cranouski as he has the experience of plowing for the Town of Thorndike.

Wayne Gardiner, resident, asked why cannot we make a motion to go with a 3 year contract, moderator, Don Berry noted that you cannot make a motion for a 3 year contract; the article is for additional taxation only.

Don Berry, moderator reiterated the Article , from taxation the request is for an additional \$103,000.

Resident, Patricia Pendergast, asked how much is this going to raise taxes? Third Selectman, Michael Mayer advised that the projected Mill rate is looking to be 24.7; the same is was FY2017. FY2018 was less at 24.0

Per Don Berry, the question has been moved , seconded , asked for votes by show of hands, received 2/3 of the required votes.

Article 2 passes by a 2/3 vote as read;by a show of hands: increase in taxation of \$103,000

Article 3. To see what sum of money the Town will vote to appropriate up to \$50,000 from the Salt and Sand Shed Savings account for the purchase of the land and preparation of construction of the salt and sand shed building.

Recommend: from Salt and Sand Shed Savings Account: up to \$50,000

Motion to accept article 3 as read, seconded, discussion:

Question from resident, does this leave any money in the Salt and Sand Shed savings account?
Per Third Selectmen, Michael Mayer, yes about \$2500.

Greg McMorro, resident of Thorndike, asked about a question of the land that the salt and sand shed would be on. Moderator, Don Berry advised that the question is not relevant to this article.

Jeffrey Fowler, resident, asked what is the \$50,000 to be used for. Second Selectmen, Joshua Ard, advised that is addressed in the next article; which is to purchase the land and start of construction of the salt and sand shed.

Prior Selectmen and resident of Thorndike, Larry Ward asked if the amount for approval for spending from the Salt and Sand Shed savings account is \$50,000 that appears only to leave them with one option for Article 4 as one property is more than the \$50,000. Larry Ward “You are trying to railroad the vote” First Selectman, Robert Nelson addressed the question. Should Article 4 pass, that the land (Option 2) is over the \$50,000 approved from the savings account, then the purchase of the land will have to wait until a bond is secured for the necessary funding to buy the property and build the salt and sand shed.

Third Selectman, Michael Mayer, advised that they do have the Article 26, already approved at last March's annual Town Meeting of \$5,000 from the Emergency Funds.

Discussion to increase the article to reflect \$55,000 instead of the \$50,000?

Moderator Don Berry advised that as the article is written you cannot increase the article amount, you can only lower it.

Article 3 passes as read by a show of hands: \$50,000 from the Salt and Sand Shed Savings Account

Article 4. The Selectmen are proposing the following 2 properties for sites in which to construct the salt and sand shed as follows. Please select one:

Option # 1: Mill Road property; adjacent to the Post office consisting of 4.05 +/- acres at a purchase price of \$30,000

Option # 2: Brooks Road property; on Route 139 consisting of 3.6 +/- acres for the purchase price of \$53,000

VOTE: Option 1 ____ Option 2 ____

Moved and seconded as written, discussion:

First Selectman, Robert Nelson stood up to advise the attendees the Option 1 property is his property; the property behind the post office. He advised that it has been for sale for 4-6 years and it is "still sitting there". He was asked to put it in for the State of Maine DEP to review along with 2 other lots for approval (as prospective sites). The Selectmen did have 3 properties but one is no longer available. Other properties do not want to have a salt and sand shed beside of them. Other lots have been brought up to DEP but they do not qualify for their specifications.

Second Selectman, Joshua Ard, advised that finding property to build a salt and sand shed on it not that easy; with the DEP requirements; it narrows down to few places in which a salt and sand shed can be built. These locations are regulated by the DEP and they complete the site evaluations on each prospective site before they will give their initial approval for the property being approved.

Residents ,George Ward and Ben Ward asked if Option 1 for the property behind the post office was in wetland property? Second Selectman, Joshua Ard stated that he cannot define the wetlands but DEP approved the site.

Resident, Greg McMorrow asked if DEP looked at his property? First Selectmen, Robert Nelson advised that it had been reviewed with DEP and turn onto the East Thorndike Road is too hard of a turn.

Greg McMorrow advised that last March the prior Selectmen reviewed the property. Other commercial trucks have no issues coming off of the road. Greg noted that his property is for sale for the amount of \$15,000 for 1.8 acres.

Second Selectman, Joshua Ard advised that the property selection is by the DEP's choice; not the Selectmen's choice.

This property that Greg McMorrow has and is proposing if off of Route 139 and the East Thorndike Road.

Prior Selectman, Robert Carter advised that the objections noted (too much of a hard turn off of the road onto the East Thorndike Road) are nothing that the Maine DOT/DEP would care about. Robert Carter stated that he himself had to DEP about Greg (McMorrow's) land and got the initial approval.

Resident: Patricia Pendergast: were the notes from the prior Selectmen given to the new Selectmen? Yes, Prior Second Selectmen and resident, Robert Carter advised that soon after the Annual Town Meeting in March he came into see First Selectmen, Robert Nelson and gave him all of the notes.

Robert Nelson addressed the Moderator, Don Berry to address the floor, Moderator, Don Berry allowed Robert Nelson to address the attendees. Robert Nelson stated that he withdraws his property (Option 1) and stated that is no longer for sale.

Resident, Doug Nye, reviewed that Greg McMorrow has 1.8 acres. (Town of Thorndike: 2 acres is required for a building lot.) Second Selectmen, Joshua Ard advised that you can get a variance, (with Planning Board approval), but still the State of Maine DEP needs to approve the site; the issue is not new.

It was asked about funding that was available from the State of Maine for 50% of the construction of a salt and sand shed. Prior Third Selectman and resident, Larry Hustus advised back in 1998 the State of Maine would have matched dollar for dollar. Funding expired in 2017.

Resident Janet Abrahamson, discussion that the test results that she has reviewed show that nutrients are lacking Hallbrook Stream and Half Moon Stream is noted signs of contamination.

Don Maxim asked to address the attendees as he has the property that is Option 2. He advised that he was asked by the current Selectmen for a piece of property to propose. Although he appreciates all the hard work of the Selectmen he feels that the salt and sand shed should be more to the East; more to the center of the Town. But he will not reduce the price of his property.

Resident Doug Nye asked what happens if the resident vote "No" on Article 4?

Moderator Don Berry advised that the Selectmen will have to go back to the "drawing board" to offer properties to the Town.

Resident, Greg McMorrow: advised that he was under the impression that the prior Selectmen reviewed the property with DEP.

Second Selectman Joshua Ard stated that if the Town voters vote "No" on Option 2, Don Maxim's property, they the Selectmen will research more of Greg McMorrow's property. There are guidelines and regulations.

Resident asked Moderator Don Berry what their options were: Don Berry advised that you can:

- A. Table the Article
- B. Table the Article indefinitely
- C. Vote "No" on the article

Resident Patricia Pendergast asked if there was documentation of the property approved of Greg McMorrow's with the State of Maine / DEP. Prior Second Selectman and resident, Robert Carter advised that there was and if Larry Ward was still a Selectmen there would be a salt and sand shed on the property today.

A resident asked for clarification that Option 1 , property behind the Post Office was no longer available? Moderator Don Berry confirmed that Option 1 was no longer available.

At 6:05 pm Moderator Don Berry requested a recess to have a discussion with the Selectmen.

At 6:08 pm Moderator Don Berry reconvened the meeting.

Moderator Don Berry noted that the Selectmen have come to a conclusion and the Selectmen have reassured him that all properties will be reviewed as soon as possible and they will also advertise for the properties.

Second Selectmen Joshua Ard made a motion to "TABLE" the article , Third Selectmen Michael Mayer seconded, motion carried. -----Article TABLED

Article 5. ADJOURNMENT

VOTE: YES

Motion to adjourn, seconded, votes by a show of hands.

Motion carried to adjourn.

Meeting adjourned at 6:10pm