

Town of Thorndike

Selectmen's Meeting Minutes - 12.04.2019

6:38 pm R Nelson opened the meeting

Attendees: R Nelson, J Ard, M Mayer, T Veazie, S Bristol, P Pendergast, E Pendergast, R Cunningham & D Berry

Minutes: R Nelson made a motion to accept the minutes as written, M Mayer seconded, motion carried, minutes accepted as written.

3 votes in favor of the motion / 0 votes to opposed the motion

Fire Department:

Old:

Waldo Comm List: S Bristol: 3/4 done: next couple of weeks to be completed.

S Bristol: review of Brooks Fire Department; they will come to calls in Thorndike if called upon. There is no formal mutual aid agreement and the Town of Brooks would prefer it to remain this way.

S Bristol: review of truck replacement: still working on looking at prospective trucks. Issue of the size constraints of the current garage; max of 25' allowed.

R Cunningham questioned if any of the accident scenes has had any invoices remitting into the Town office, for billing for services provided, out to insurance companies? R Cunningham is aware of at least 3.

S Bristol advised that they had not as they are still working on getting the fire station and department organized. R Cunningham advised that this is an ordinance that was approved by the registered voters of the Town of Thorndike and there is not a choice of whether to do it or not; that it is an ordinance that the Fire Chief is required to adhere to. M Mayer advised that as FC R Stevenson is not present that the Selectmen will address this directly to FC R Stevenson.

There was discussion on potential income from each accident; possibly \$500-\$1000 per accident; depending on what services would have been needed. The funds received go to the Fire Truck Replacement Account.

R Cunningham recommended using the billing services company that the Town of Freedom has. It is their job and feels that it is too much for the Town Clerk to take on as an additional job duty. D Berry advised that with the prior Selectmen it was agreed that she would handle the invoicing and negotiating with the insurance companies on the claims but the work load would be more beneficial to an agency in which only handles insurance claims. It was agreed upon by the prior Selectmen that should D Berry feel the work load to be more that she could handle then a billing agency would be used. D Berry

advised again, that this would be better handled by a servicing agency and time spent on other services with the Town Office. M Mayer to contact the billing agency.

New: NONE

Town Office:

Old business:

R Nelson advised that, for the salt and sand building, they would need to look at an engineer to design a building. They need to get estimates for all of the costs along with their schedules of when they would be available.

T Veazie asked if the building would be placed out to bid. J Ard advised that it would but they would like to keep at approximately; \$250,000. They have looked at local salt and sand buildings, such as the Town of Freedom;; it is inexpensive and a good design.

Not sure if Thorndike will go with this design. Discussion that maybe they do a little bit each year over the next 3 years so no bond would be required.

R Nelson reviewed that the deed has been completed by his lawyer to the Town of Thorndike for the property for the salt and sand shed on Mill Road. The Selectmen will advise the DEP that the property is owned by the Town of Thorndike and to register the salt and sand pile. R Nelson advised that he wants to wait to be paid until the money is available whether from a Bond secured by the Town of Thorndike or from the proceeds of selling the Reid Road property.

M Mayer made a motion to hold off paying Robert Nelson until funds are available , J Ard seconded, motion carried.

2 votes in favor of the motion / 0 votes to opposed the motion

(R Nelson withheld from casting a vote on this item)

Reid Road property: discussion by R Nelson that still researching the history on the property.

Austin Grant Donation from the Thorndike Volunteer Fire Company Inc: J Ard read the email from Lori Grant looking for written documentation that MMA stated that the money does not need to be refunded. It was reiterated that the donation came from the Thorndike Volunteer Fire Company Inc and not directly from Lori Grant. The Thorndike Volunteer Fire Company Inc. would need to request the money to be refunded and this would require a legislative vote/approval at a Town meeting.

J Ard advised for a copy of the 10/2/2019 minutes and a copy of the State of Maine Statutes for Municipal donations to be sent to Lori Grant by certified mail as to verify that she would be in receipt of the documentation that she is requesting.

Road signs: J Ard advised that he has ordered all of the road signs, stakes and hardware.

S Bristol: asked about signage at the salt and sand pile; where he is employed they work around gravel and sand piles and there are OSHA & the MSHA requirements. At his employment, after a certain point, hard hats are required, to name an example, and signage of pass at your own risk. There was discussion of a small pile off to the side for the Town of Thorndike residents to have access to. A "Pass at your own risk sign" to be placed at the salt and sand pile. J Ard to take care of this.

New Business:

Abatements:

- **C Banker:** Town Tax assessor agent approved a \$40k+ abatement as the second residence on the property is noted as not liveable for the FY2019 tax period. The resident now asking if the last 2 years can have the same amount of taxable valuation reduced by. The Selectmen recommended to have this **TABLED** for further review with Jacki Robbins. J Ard made a motion to TABLE this item; R Nelson seconded: TABLED
 - 3 votes in favor of the motion / 0 votes to opposed the motion
- **M Smith:** looking to have an abatement as they have described the property as "land locked". R Nelson advised that he would also like to have time to research this one as well. J Ard made a motion to TABLE this for further review, R Nelson seconded, motion TABLED
 - 3 votes in favor of the motion / 0 votes to opposed the motion

Other:

Clark/ Davis: Their lawyer is supposed to be contacting R Nelson and at this time they have not been in contact with R Nelson.

J Ard advised that the buyer's Title company sees it as a subdivision. State of Maine law states that you can give an abutter property without a subdivision unless this is to avoid a subdivision. The Selectmen are not looking to stop their sale of the property.

R Nelson advised that he is waiting to hear from the State of Maine as he is trying to get a clear answer from them.

R Nelson advised that they Selectmen will not sign off on anything until a definition is received from the State of Maine; M Mayerseconded, motion carried:

2 votes in favor of the motion / 0 votes to opposed the motion

(J Ard withheld from casting a vote on this item)

J Ard reviewed the letter from Tisha Clark and Derek Davis' lawyer that he (Josh Ard) has a conflict of interest.

M Mayer advised that Josh Ard does not have a benefit to making them do a subdivision. J Ard advised that this is correct.

Discussion on how all properties in the Town of Thorndike are tax assessed.

J Ard discussion to talk to Charlie Porter, code enforcement, and to the Tax Assessor's agent: Jacki Robbins, about job duties. This will include a review and job descriptions.

R Nelson discussion of the Town of Thorndike to possibly have a property valuation completed. It has been +/- 10 years.

R Cunningham asked if the evaluation comes from the State of Maine Real Estate transfer tax? R Nelson advised that that would be a question for Jacki Robbins. Non-town maintained roads should have a less taxable value;per acre than town maintained roads.

Complaint: R Carter, per a written complaint submitted for the Selectmen to review, that the sand and salt pile is not covered and it needs to be; to keep it from polluting the stream. J Ard to address.

Warrants:

R Nelson made a motion to approve the warrants, M Mayer seconded; motion carried

3 votes in favor of the motion / 0 votes to opposed the motion

A/P Warrant from 11.20.2019: \$59,328.99

Current Warrant: \$50,888.43 (Includes RSU 3 payment)

Payroll Warrant: \$1145.66

R Nelson made a motion to approve adjourn, J Ard seconded; motion carried

3 votes in favor of the motion / 0 votes to opposed the motion

Meeting adjourned at 8:35pm