

Readfield Select Board Regular Meeting Minutes – March 6, 2017

Select Board Members Present: Bruce Bourgoine, Thomas Dunham, John Parent, Christine Sammons, and Kathryn Woodsum

Others Attending: Eric Dyer (Town Manager), Kristin Parks (Board Secretary), William Starrett (Channel 7), Grace Keene, Marion Dunham, Karen Peterson, Tom Donegan, Lenny Reay, Pamela Osborne, Greg Durgin, Lorraine Wagner, Sandra Rourke, Mark Graham, Brent West, Brett Roberts, Mike Harrington, Chris Voynik

Regular Meeting

Mr. Bourgoine called the meeting to order at 6:40 pm followed by The Pledge of Allegiance.

- **17-149– Minutes: Select Board meeting minutes of February 21, 2017**
 - **Motion** made by Mrs. Sammons to approve the minutes of the February 21, 2017 meeting as submitted, **second** by Mrs. Woodsum. **Vote** 4-0-1, abstained by Mr. Parent due to being absent.
- **17-150 – Warrants #37 & #38**
 - Mr. Dunham reviewed Warrants #37 & #38.
 - **Motion** made by Mrs. Woodsum to approve Warrants #37 & #38 in the amount of \$350,184.01, **second** by Mr. Parent. **Vote** 5-0 in favor.

Communications

- **Select Board Communications**
 - Mrs. Sammons and Mrs. Woodsum have met on the ordinances and will be in touch with Mr. Dyer and have more information available soon.
 - Mr. Parent commended that the town maintenance and Cushing Construction have done an awesome job with the storms that we have had.
 - Mr. Dunham made a suggestion to have Anna Carll show how to fill out a timecard. Very detailed and she does a great job.
- **Town Manager's Report**
 - Mr. Dyer went over his Town Managers Report dated for March 6, 2017.
 - Town Manager to check to see about adding ash to the compost pile.
- **Boards, Committees, Commissions & Departments**
 - Cobbossee Watershed District Minutes of September 13 and October 11, 2016
 - Trail Committee Minutes of November 22, 2016
 - Age Friendly Community Committee Minutes of January 3, 2017
 - Library Board Minutes of January 4 and February 1, 2017
 - Conservation Commission Minutes of January 10, 2017
 - *Thank you all for submitting your minutes.*
- **Public Communications - Members of the public may address the Select Board on any topic**
 - None

Readfield Select Board Regular Meeting Minutes – March 6, 2017

Appointments, Re-appointments and Resignations:

- **17-151 – Re-appoint Romaine Turyn to the Age Friendly Community Committee**
 - **Motion** made by Mrs. Sammons to re-appoint Romaine Turyn to the Age Friendly Community Committee with a term ending June 30, 2020, **Second** by Mrs. Woodsum. **Vote** 5-0 in favor.
- **17-152 – Re-appoint Ann Mitchell to the Age Friendly Community Committee**
 - **Motion** made by Mrs. Sammons to re-appoint Ann Mitchell to the Age Friendly Community Committee with a term ending June 30, 2019, **Second** by Mrs. Woodsum. **Vote** 5-0 in favor.
- **17-153 – Re-appoint Marianne Perry to the Age Friendly Community Committee**
 - **Motion** made by Mrs. Sammons to re-appoint Marianne Perry to the Age Friendly Community Committee with a term ending June 30, 2020, **Second** by Mrs. Woodsum. **Vote** 5-0 in favor.
- **17-154 – Appoint Brent West to the Conservation Commission**
 - Brent West was present for his appointment and gave a brief introduction.
 - **Motion** made by Mrs. Woodsum to appoint Brent West to the Conservation Commission for a 3 year term starting tonight and ending June 30, 2020, **Second** by Mrs. Sammons. **Vote** 5-0 in favor.

Old Business:

- **17-136 – Second Reading of Parks Commissions organizational document**
 - Mr. Dyer went over the Second Reading of the Parks Commission and discussed the make up on committee members. Suggested to keep it as a seven voting members committee.
 - **Motion** made by Mrs. Woodsum to approve the Adhoc Parks Commission 2nd reading with a period of one year, restating motion with edits as discussed, **Second** by Mr. Parent. **Discussion:** Brief discussion regarding the Appointment part of the document. Town Manager to change wording in policies, REF and Heritage Days to read the same as Parks Commission. **Vote** 5-0 in favor.
 - **Motion** made by Mrs. Woodsum that we revise the Heritage Days and the Readfield Enterprise to have consistent language that termination would be according to the appointment policy not referencing anything to do without cause, **Second** by Mrs. Sammons. **Vote** 5-0 in favor.

Public Hearing:

- **Conduct a public hearing pursuant to naming applications that have been received for the ball field at the fairgrounds and the Readfield and Wayne Transfer Station**
 - **Public Hearing opened at 7:12 pm**
 - Lenny Reay addressed Grace Keene, no disrespect but the naming should reflect the Readfield Fairgrounds name.
 - Lorraine Wagner thanked Grace Keene and her family but there are many others in the community who have put a lot of work into it as well. Feels should be named to reflect all those that have helped something like Readfield Community “something”. Asking Select Board to take consideration on naming the ball field.

Readfield Select Board Regular Meeting Minutes – March 6, 2017

- Marion Dunham spoke and shared her feelings on all the hours and work everyone has done and feels everyone should be acknowledged in a community naming way.
- Greg Durgin mentioned that it's not renaming the Fairgrounds, its naming the Ball field. Has a list of all those who volunteered and donated and feels the application mentioned all the needed information in naming the ball field.
- Karen Peterson wanted to remind everyone if it wasn't for the donation from the Keene Family that none of this would ever have been started with the ball field project.
- No public comments on naming of the Readfield & Wayne Transfer Station.
- **Public Hearing closed at 7:22 pm.**

New Business:

- **17-155 – Consider a naming application for the ball field at the fairgrounds recreation area**
 - Mrs. Woodsum spoke and feels that the protocol for the naming policy has been followed and felt a plaque with all volunteers and donations to the ball field at the field would be ideal.
 - Mr. Bourgoine spoke that he is uncomfortable naming places after individuals.
 - Mr. Parent mirrored Mrs. Woodsum comments. There are a lot of people who did some work on this naming project and respects their thoughtful input and research.
 - Mr. Bourgoine said a dedication ceremony with all the hard in kind work and donations would definitely be something to do.
 - Mr. Dunham agrees with Mr. Bourgoine, this week is the first time he has heard about the naming of the ball field. Uncomfortable with naming a place after a family when other people have put a lot of time and effort into the project.
 - **Motion** made by Mrs. Woodsum that we name the ball field at the Readfield Fairgrounds “Keene Community Recreational Park” and that we make a plaque recognizing all those who have contributed/donated, **Second** by Mr. Parent. **Vote** 3-2, opposed by Mr. Bourgoine & Mr. Dunham.
 - Mr. Durgin would like to know if we missed anyone to add to the plaque and for the dedication ceremony.
- **17-156 – Consider a naming application for the Readfield and Wayne Transfer Station**
 - Mr. Dyer went over the Naming Application for the Transfer Station as presented in the packet.
 - Mr. Dunham feels Readfield Transfer Station indentifies the location of the facility instead of confusing residents on where it may be located.
 - **Motion** made by Mrs. Woodsum that we rename the Readfield & Wayne Transfer Station to just be named the Readfield Transfer Station, **Second** by Mr. Dunham. **Vote** 5-0 in favor.
- **17-157 – Consider transfer of ownership of the “bank building” at Readfield Corner from Camden National Bank to Merrill’s Investigation, pursuant to a user agreement associated with the property.**
 - Mr. Dyer went over the information presented in the packet regarding the User Agreement. He did get input from the Town Attorney.
 - Mike Harrington, Owner/President of Merrill Investigation spoke regarding the use of the building once he is the owner. Very minimal foot traffic, around 7 people for staff in the building. Owns multiple companies, grown and needs more space.

Readfield Select Board Regular Meeting Minutes – March 6, 2017

- Mark Graham, Vice President and Corporate Real Estate Manager of Camden National Bank spoke. He would like to replace the existing sign of Camden National Bank and have it be a Readfield Fire Department sign. The ATM will be removed.
- Mrs. Woodsum asked if we need to maintain an agreement as specific/involved as we currently have and if we could maybe change to allow the sale to go through and negotiate with Merrill Investigations. Both Camden National Bank and Merrill Investigations are okay with the current user agreement for the sale to be complete.
- Parking lot can be used for parking for public events if needed.
- **Motion** made by Mr. Bourgoine that we approve the sale and that on the approval of the sale we include the reference in the deed to the current user agreement, **Second** by Mrs. Sammons.
- **Discussion:** Look over the agreement and make sure it's updated/simplified. Discussion on the right of way and who is doing the winter storm clean up. **Vote** 5-0 in favor.
- **17-158 – Consider the disposition of Tax Acquired Property**
 - Mr. Dyer spoke that he had made a recommendation for sale of both properties. He did receive a call regarding one of the properties. The second parcel is a much changed circumstance.
 - Mr. Dyer reviewed the recent foreclosures information. Three of the properties have been reclaimed. The remaining two he put insurance and general liability on through MMA. A brief review of both properties as we know of their current status.
 - Recommend by Mr. Dyer that the town take possession of property 1 (1111 Main Street) as soon as possible to get secured. Several attempts were made to contact the banks holding mortgages but they were unwilling to speak with the town. The property owner was not interested in the property.
 - Brief discussion on the difference in taking possession of the two properties. One is unoccupied and the other currently has tenants.
 - **Motion** made by Mrs. Woodsum regarding 1111 Main Street that the town takes possession immediately to get status of the building and to properly secure it and the Town Manager to move forward to list with a broker and sell the property, **Second** by Mr. Parent. **Discussion:** Banks don't receive any profit/have no claim. Quick claim deed, town's interest is free and clear. **Vote** 5-0 in favor.
 - Mr. Dyer originally had a recommendation for the town to acquire the property on Hunts Lane, and went over his new recommendation to allow for the family estate to take care of the property issues due to a recent conversation today.
 - **Motion** made by Mrs. Woodsum regarding the property at 16 Hunts Lane that the town not take possession of the property, that we allow the current tenants to remain at the location and that we authorize the Town Manager to discuss with the lawyer of the estate of the heirs to settle the accounts for all outstanding taxes, interest and fees to the town of Readfield to reclaim the title at 16 Hunts Lane with a date of December 31, 2017, **Second** by Mrs. Sammons. **Vote** 5-0 in favor.

Motion made by Mrs. Woodsum to extend the meeting by 10 minutes, **Second** by Mr. Parent. **Vote** 5-0 in favor.

Future Agenda Items:

- Mr. Dyer spoke on his concerns of foreclosure property being purchased from those who are unable to pay their back taxes and having the property sell for what taxes are due. Would like the Select Board to

Readfield Select Board Regular Meeting Minutes – March 6, 2017

review the policy (Disposition of Tax Acquired Property) and give recommendations and suggestions. Mrs. Sammons and Mrs. Woodsum to work on this with their policies and ordinances updates.

- Mrs. Woodsum would like to see follow up on revamping the website. Currently in the budget and in process.
- Work on updating the agreement for Merrill's Investigation with their new location at the former Camden National Bank.

Motion made by Mrs. Woodsum to adjourn the meeting at 8:30 pm, **second** by Mrs. Sammons. **Vote** 5-0 in favor.

Minutes submitted by Kristin Parks, Board Secretary