



Town of Berwick

BOARD OF SELECTMEN/BOARD OF ASSESSORS MINUTES

Tuesday, September 4, 2018

6:30pm

Selectmen's Room
11 Sullivan Street
Berwick, ME 03901

1. Call to Order

Chair Wright called the meeting to order at 6:30pm.

2. Roll Call

Board Members Present: Chair Thomas Wright, Selectman Rebecca England, Selectman Mark Pendergast and Selectman Kenneth Manning, Jr.

Board Members Absent:

Staff Members Present: Town Manager Stephen Eldridge and Town Clerk Patricia Murray.

3. Pledge of Allegiance

Chair Wright led the Pledge of Allegiance.

4. Approval of Meeting Minutes

- August 7, 2018

Motion: Vice Chair Ganiere moved to accept the August 7, 2018 minutes as written. Selectman Manning seconded the motion.

The motion carried: 3:0 with Selectmen England and Pendergast abstaining.

- August 21, 2018

Motion: Selectman Pendergast moved to accept the August 21, 2018 minutes as written. Selectman Manning seconded the motion.

The motion carried: 4:0 with Vice Chair Ganiere abstaining.

5. First Public Comment

Chair Wright opened the first public comment. There being no comments, Chair Wright closed the first public comment.

6. Public Hearing

None.

7. Reports of Committees

- **BCTV Committee**

No report.

- **Envision Berwick**

Rick Vandenberg, member, reported the following:

- The Committee is planning one combined event for two purposes; a Prime clean-up day and a presentation on the clean-up and the Great Falls Park clean-up. The event is Saturday, September 22. Rain date is Saturday, September 29th.
- Discussion regarding Prime Tanning site ensued. The closing is scheduled for Thursday, September 20, 2018.

8. Appointments/Presentations/Other Guests

- Draft Analysis of Brownfields Cleanup Alternatives (ABCA) for Prime Lots 133 (Parking Lot) and Lot 130 (Blue Sort Building) – Rick Vandenberg, Credere

Mr. Rick Vandenberg, Credere, and Mr. Rick Currie, DEP, were present. The draft analysis has been submitted to DEP and EPA. Mr. Vandenberg explained Lot 133 is the older of the two EPA grants which expire September 30, 2019. Lot 130 grant expires in September 30, 2020. Lot 133, which is a contaminated lot, is proposed to take contaminants and put them under a DEP cover system. The same process would be used for Lot 130. They would do characterization of the building materials, concrete slabs, etc. at Lot 130. Some building materials could be recycled/reused. This process is open to public comment until September 26th. Concerns can be addressed to the Town Manager.

9. Unfinished Business

None.

10. Town Manager Report

Town Manager Eldridge reported the following:

- The MMA Issues Paper noted the Legislative Policy Committee election is underway. Perry Ellsworth, South Berwick Town Manager, is the local representative.
- The Town received grant money from Maine DOT to conduct a traffic study of the downtown area. A kick-off meeting was held last Monday. Mr. Mark Kehaya was present. A meeting is scheduled in October with local business owners.
- Two qualified candidates were interviewed for the Code Enforcement Officer position. A decision will be made soon.
- Three additional interviews are scheduled for the mechanic/laborer position.
- A meeting with DOT is scheduled for September 17th to further discuss safety improvements to Route 4. A rumble strip will be installed in the middle of the road by the end of this year. Temporary signage will be installed at strategic points and permanent signs will be installed at turning points.
- Dispatch has transferred from South Berwick to Sanford. The transition has gone well. No issues have been reported.

11. Selectmen Communications

None.

12. Approval of Warrants

08-23-2018	A/P Warrant #1908	\$ 38,016.19
08-23-2018	Water A/P Warrant #0908	\$ 3,969.98
08-30-2018	A/P Warrant #1909	\$ 814,780.82
08-30-2018	Water A/P Warrant #0909	\$ 80,409.12
08-30-2018	Payroll Warrant #1909	\$ 52,741.03

Motion: Chair Wright made a motion to accept the Accounts Payable Warrants as presented. Vice Chair Ganiere seconded the motion.

The motion carried: 5:0

13. New Business

- November 6, 2018 Town Referendum Warrant; BOS Vote and Acceptance

ARTICLE 1

To elect a Moderator to preside over the meeting.

ARTICLE 2

Shall the Town vote to adopt the Amendments to Land Use Ordinance regarding Medical Marijuana?

THE BOARD OF SELECTMEN RECOMMENDS YES VOTE 5:0

ARTICLE 3

Shall the Town vote to adopt the proposed amendments to the Land Use Ordinance?

THE BOARD OF SELECTMEN RECOMMENDS YES VOTE 5:0

ARTICLE 4

Shall the Town vote to designate any Town owned property a Safe Zone as described in Title 17-A §1101 and Title 30-A, section 3253?

Note: Title 17-A §1101 reads “Safe zone means an athletic field, park, playground or recreational facility that is designated as a safe zone by a municipality pursuant to Title 30-A, section 3253.”

Title 30-A, section 3253 reads “A municipality may designate an area of the municipality that is frequented by minors as a safe zone under Title 17-A, section 1101, subsection 23. A safe zone designated pursuant to this section must be conspicuously marked by the municipality with an informational sign using wording provided by the Commissioner of Public Safety.”

Drug crimes committed within 1000 feet of a safe zone have increased penalties. (17-A MRSA Chapter 45)

THE BOARD OF SELECTMEN RECOMMENDS YES VOTE 5:0

ARTICLE 5

To see if the Town will vote to (1) approve the design, construction and improvements of a new fire station and the design, construction and improvements for a police department building renovation including all other reasonable costs related thereto (together, the “Project”); (2) appropriate a sum not to exceed \$6,000,000 for the costs of the Project; (3) to fund this

appropriation, authorize the Board of Selectmen to issue, at one time or from time to time, general obligation securities of the Town of Berwick, Maine, including temporary notes in anticipation of the sale thereof and refunding obligations, in an aggregate principal amount not to exceed \$6,000,000?

Financial Statement

1.	Total Town Indebtedness	
	a. Bonds Outstanding (Town)	\$1,125,000
	b. Bonds Authorized and Unissued	\$ 0
	c. Bonds to be issued if this vote is approved	<u>\$6,000,000</u>
	Total	<u>\$7,125,000</u>

2. Costs

At an estimated interest rate of 3.75 % the estimated cost of the bond will be:
20 years

a.	Principle	\$6,000,000
b.	Interest	<u>\$2,742,594</u>
	Total	<u>\$8,742,564</u>

Validity

The validity of the bond or the voter's ratification of the bond may not be affected by any errors in the above estimate. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Stephen G. Eldridge
Treasurer, Town of Berwick

THE BOARD OF SELECTMEN RECOMMENDS YES VOTE 5:0

**ADVISORY REFERENDUM QUESTION
(NON-BINDING OPINION POLL)**

ARTICLE 6

If Article 5 funding is approved by the voters of the Town of Berwick, should the Town build the new fire station on the property that consists of 6 acres located on Cemetery Road, Berwick, Maine; or the property known as the Estabrook School, 20 Wilson Street, Berwick Maine. (vote for one):

- Cemetery Road
- Estabrook School

- Board of Selectmen Rules and Regulations Revisions

Town Clerk Patricia Murray reported the following changes to the BOS Rules and Regulations

- page 1 number 1: change first and third Tuesday of the month to second and fourth Tuesday,
- page 2 number 6: agenda order updated
- page 2 number 7 sentence 2: change 12:00pm to 11:00am
- page 2 number 7 sentence 3: change the time to that time

Motion: Vice Chair Ganiere made a motion to accept the revisions to the Board of Selectmen Rules and Regulations as presented. Selectman England seconded the motion.

The motion carried: 5:0

- Town Clerk request to close Customer Service on November 6th for Election

Motion: Vice Chair Ganiere made a motion to close Customer Service on November 6 2018 for the Election. Selectman England seconded the motion.

The motion carried: 5:0

14. Quitclaim Deeds and/or Installment Contracts

None.

15. Abatements/Supplements

None.

16. Second Public Comment

Chair Wright opened the second public comment. There being no comments, Chair Wright closed the second public comment.

17. Executive Session

- Title 1 §405(6)(C) - Discussion of Real Estate

Cancelled.

18. Other Business/Non-Agenda Items

19. Adjournment

The meeting adjourned at 7:52pm.

Respectfully submitted,

Patricia Murray
Town Clerk

The September 4, 2018 BOS Meeting Minutes – Signed as approved at the Board of Selectmen’s September 18, 2018 Meeting.

On behalf of the Board
