**TOWN OF SANGERVILLE**

**SELECT BOARD**

**MEETING MINUTES**

**Beginning @ 4:00pm**

**Wednesday, March 6, 2024**

# **Item 1: Open Meeting: Chair called meeting to order at 4:00 pm, followed by the Pledge of Allegiance.**

1. **Selectpersons Present: Mike Wark (Chair), Dale Gray, and Jody Cabot**
2. **Employees Present: Jeff Libby, Michelle Nichols**
3. **Public Present: Dennis Campbell, Jeff Peters**

**Item 2: Open Session: Limited to 2 Minutes – Extension per Chair:**

Jeff Peters and Dennis Campbell came to speak about the estimates that they’re collecting for what it’ll cost to repair the first floor of the old town hall building. They’re asking for entry to the old building for the mason they have, so they can get a few more estimates. They’d like permission to enter the town building with a town employee to get those last few estimates. Chair Wark asked about what they knew about the roof. Dennis Campbell said there’s leaking on the north side in the slate valley. He said if it were on the ground, he would be able to fix it for $150 in a day’s time. He contracted a couple of contractors, but was unable to get estimates from one, and another is booked out for over a year. He could rent out a lift, but it would cost $4,000 to $4500, and that’s not counting labor or materials. Dennis speculated that the roof only leaked when we had ice and snow on the roof. The roof membrane is in good shape, and the slate isn’t bad. There are two or three holes on the Dexter side of the building where you can see outside. The south side chimney is leaking, and that’s one of the things the mason will look at. He will also look at the bulkhead, and foundation. Selectperson Cabot asked if they had an engineer’s comprehensive plan, so they knew what they were doing. Dennis Campbell, said they wanted to pour a concrete wall on the inside perimeter and use rebar pinned to the floor. This is to remedy the foundation issues. The mason just needs to look at the problem areas to get an estimate on what it would cost. Selectperson Cabot said that as an engineer there needs to be a comprehensive plan that the contractors, masons, etc, need to follow to get estimates from. She doesn’t understand how they’re getting estimates without an engineer plan. Chair Wark said that in order to get a full plan for a full restoration estimate was going to cost them $40,000. He also congratulated Jeff Peters and Dennis Campbell on getting all the signatures for their article. Chair Wark said that they would have the estimate amount added to the warrant if it were them doing what the committee was doing. Selectperson Cabot explained that by doing the repairs piece by piece could cause issues for other contractors who come in to fix other issues. Everyone that is hired to go in to repair the building should be made aware of the full comprehensive plan in order to prevent such an issue. Chair Wark said that they may have an attorney look at the article, but they are now on the warrant. Dennis Campbell said that they still need more estimates. Selectperson Gray asked how they could have a number if they didn’t have all of the estimates. Dennis said that the request says up to. Chair Wark said that nobody has addressed the full project, and asked if they had an estimate what the full project would cost. Dennis Campbell said they were getting close to it. Chair Wark asked if a civil engineer had help in the estimates. The board said that they were repeating history, and making changes in the designs that left them with nothing. Jeff Peters said it didn’t really. The board disagreed, and said that the work that had been done previously was supposed to last at least twenty years, but it didn’t, and now the building is unusable right now. Twenty years ago, the building had a lot of utilization with the library, and other such events. Now the only reason to fix the building is to put the two town employees back in that large building. Chair Wark wanted to ask if they were going to change the number because they couldn’t do that. He said they weren’t going to start any work until after the town meeting. Jeff Peters said they have collected signatures on their petition to get this article on the warrant because the town wants to fix the old building. He said that it’s only a small number who doesn’t want to fix the building. Jeff Peters said his concern is that the town hasn’t had the opportunity to vote to keep that building, and that’s the whole point of this whole thing. Chair Wark pointed out that the town never voted to do away with the building either, and it’s never been in jeopardy. Selectperson Gray said that they never said that they didn’t think the town’s people didn’t want to fix the building. What the board hears the majority of is that the town’s people want the building to be fixed, but not at the town’s expense. Jeff Peters said he never got that impression. Chair Wark pointed out that six weeks ago, both Jeff Peters and Dennis Campbell agreed that a new building was the solution and to seek congressional funds for it. They both agreed that the non profit was the way to go as well. Jeff Peters said he didn’t think he ever agreed with that. Chair Wark reminded him that he did, and it’s on recording that he did. Jeff Peters said, “Let’s discuss it.” He said what he agreed to was that the new building with congressional funds was a very good option, but the people needed to have that option in front of them as well. Chair Wark said that he agreed that it was the logical thing to do. Jeff Peters said that he called for the meeting, so that people would have the options of building a new building, fixing the old building, and buying the Robinson’s building. Chair Wark said that he listened to the meeting on 11/6/23 multiple times, and the Robinson’s building was never considered due to the congressional funding and Jeff Peters agreed to that. Jeff Peters said he thinks that the people he talked to who like the idea of the Robinson’s building should have that option too. Jeff Peters said that the estimates that they have aren’t to fully repair the building, but make it insurable. Selectperson Cabot asked if they were going to renovate it historically. Dennis Campbell said that they were going to make the building useable for a town office. They want to pretty up a couple of things, put new flooring in, and add some paint. Address the issues that were on the insurance report. Jeff Peters said he agreed in the beginning, and now he doesn’t. He said he did some research on congressionally designated funds, and he wasn’t impressed. Jeff Peters said if you go through the program and do a federal build, you’re going to have everything done by people outside of the community. Selectperson Gray said you have contractors in this community that do federal build. There’s a local contractor currently doing a federal build in Corinna. Jeff Peters said that he’s looked at some of the federally funded buildings, and wanted to know how much the board estimated to build a new building. Chair Wark said the cost was $400,000. Jeff Peters asked why other towns that did federally funded builds cost so much more than that. Chair Wark said that the buildings they were having done were much larger than what the town of Sangerville planned for. Milo and Greenville’s federally funded projects are much larger in size than the building, the town wants for their office. Jeff Peters wanted to clarify that what the $400,000 would cover. Selectperson Cabot said that building a new building would be $400,000 in full. The town would only have to spend $60,000 out of $400,000 with congressional funds to build a new building. Selectperson Cabot explained that the purpose of the special town meeting was to get approval to apply for the congressional funds, and it wasn’t to have three choices. Chair Wark said that Jeff Peters knew there was a timeline to apply for those congressional funds. Selectperson Cabot said that we lost the opportunity to apply for those funds for the whole year now because they ran out of time. She said she’s had residents from other towns asked why Sangerville didn’t apply for the congressional funds. Chair Wark said that Jeff Peters said the way he was approaching the matter was the way he felt about it. The board was looking at the logical aspect. Chair Wark said he respected Jeff Peters for his passion for the project. Chair Wark said they can’t run a town on feelings. Jeff Peters said that he’s not the only one who feels this way, and there are other people who feel the same. He said this may not be financially the best option. Chair Wark said if they have the chance to get a new building for $60,000, and the residents don’t want it out of spite. Jeff Peters said that he doesn’t think they don’t want to do it out of spite or feelings. He’s not sure, but he knows there’s 300 people who thinks the same way that he does. The bottom line is that their committee is steered by the opinion of the people, and we need to listen to it. He also said that they need to figure out how to get through it together. Chair Wark if we spend this much money on the old building again, twenty years from now people aren’t going to think it was a great thing. He also said that it’s not only the committee who wants their money. The county, the school, and others want Sangerville’s money as well. Selectperson Gray said he understands that they got 300 signatures, so he has 300 people who agree. He said that every year people can’t pay their taxes, and lose their property because of it. The board has to look at that side of things when looking at being financially responsible for fixing the old town hall building. Jeff Peters said that he interpreted the congressional funds as maybe not being a definite option. Chair Wark explained that the more committed we were to that project, the more likely we were to get the money. Selectperson Cabot said that’s why they were honest when they first wrote the article, so they could be transparent with the town and felt it was the right thing to do. We’ve gone to an engineering firm, and we know 100% what it’s gonna cost, she said. Chair Wark said even if we didn’t get a penny of congressional funds it still makes more sense to build a new building than put half a million dollars into the old one. Dennis Campbell said that he still agrees with the board on that option. He said financially it’s not smart to fix the old building, but it’s what the residents want, so we have to do it. Dennis said that he thinks their figures are good, even if none of the committee members have an engineer’s degree. Chair Wark said that he thinks the problem is the attempt to link the town office to the old building so that the building is saved. Jeff Peters doesn’t agree. Chair Wark said that it’s the only logical reason. Jeff Peters said he doesn’t agree due to the collection of signatures he garnered for his petition, and sitting down to talk with residents. He said they don’t just want it to be the town office, but they want it to be the hub of our municipality. That’s what the people want. Chair Wark said you can put in three town offices on each floor of the old building. The hallway itself could be a town office. One balcony could be a town office. He asked Jeff that if he needed a two car garage, would he build a twenty car garage? Jeff Peters replied, “If I could afford it I would.” Jeff Peters said one of things he disagrees with the board on this level because building a building for three women to sit in, and big enough to use a bathroom and leave isn’t filling all the needs. Chair Wark said that’s not the plan they had. Jeff Peters said he doesn’t agree that the town should be using the community room at the Grace Bible Church for town meetings. Chair Wark said it’s a venue better than the fire station. Selectperson Cabot said that she disagrees with Jeff Peters on where the town meeting is, but she understands his stance. Selectperson Gray asked how we could justify building such an immaculate space that will only be used a few times a year, but needed to be heated in the cold months. Selectperson Gray said the biggest thing he is asked is doing registrations online because they don’t have time to come in. If the town does switch over to that then it makes more sense to operate out of a smaller building. Selectperson Cabot said that she thinks that the old town hall building should be restored historically as a non profit. What she thinks is a shame is not having a plan, and not historically restoring it. Chair Wark said if it becomes a non profit, he would happily donate to it. Selectperson Cabot said she would also donate. Jeff Peters said that most everyone he talked to said that the minute it’s a nonprofit it’s no longer the town’s. Dennis Campbell said that if they tried to turn the old building into a nonprofit it may take years to get it accomplished. Chair Wark said the real desire is to get the liability insurance, but you can’t get comprehensive insurance. Liability won’t matter if the building burns down. That’s what the comprehensive insurance is for. The money will be wasted. Fixing the building may restore liability insurance, but not the comprehensive. Is it responsible to put that money into the old building and have no comprehensive insurance to cover? Just because you have the votes doesn’t mean it’s the right thing to do. Chair Wark said that most of the meetings disparage the select board, and it’s discouraging. Dennis Campbell wants to deliver the annual complaint on the state of his road. He wanted to know what the plan is to fix it. He lives on the South Sangerville Grange Road.

**Item 3: Approval of the Minutes: Emergency Select Board Meeting 02/26/2024**

The board signed the minutes earlier in the minutes.

**Item 4: Review of Treasurer’s Warrants**

1. **Payroll: #13, #14**
2. **Accounts Payable: #15**

Selectperson Cabot made a motion to approve both, Selectperson Gray 2nd. All in favor.

**Item 5: Old Business:**

1. **Gould Property – Derek Grant & Jamie Clukey – Check**

Michelle said we received the check from Derek Grant and Jamie Clukey for the Gould Property. The check has been deposited. We have an up to date cost on what the property has cost the town thus far. Michelle has spoken to the lawyer, who said there are a couple of different options. The first is to give Mr. Gould some money in exchange for a quit claim deed, and the second is doing a point of sale purchase agreement with the new buyer and send a notice to close. She understands that we need to fast track this due to the rats. Jamie wants to get the building taken down before April 1st because she won’t be taxed on the building. Selectperson Gray said she won’t be paying taxes on it until she has the deed. He said under the circumstances, can we waive that, so she can just take the building down. Michelle will check with Josh on this to see if it’s legal or possible. Chair Wark said they’d like to have the rodent problem solved first, so the rats don’t go everywhere once the building is taken down. Jamie’s tenant is moving out due to the rat’s, and she paid in advance, so they owe her seven month’s rent. Selectperson Gray said whatever the lawyer said to get it done as quickly as possible would be best. Michelle said that in her correspondence with the lawyer she said that second option could challenge the sale because Mr. Gould was supposed to receive money. Selectperson Gray is confused why we have to give Mr. Gould anything. Michelle said it’s all part of the law about brokerage and selling it. Michelle is going to ask her about the verbiage of the actual letter we need to send. Michelle called the water and sewer district to make sure the latest bill is coming out. She’s going to check with Josh on taking the building down before April 1st. Selectperson Gray asked how we would even get in touch with the previous owner, which Michelle responded that Jamie may have his contact information. Mr. Gould only called once to find out if he was gonna get any money out of this foreclosure. The property belongs to the town now, and no one will owe taxes if by April the town still owns the property. The lawyer said she won’t do the quit claim deed unless we choose one of the options she gave us. Selectperson Gray asked Michelle to reach out again, and reword the question to what do we have to do to get this continuing forward again? He wants the right verbiage.

1. **Property Maintenance Ordinance**

Michelle has the answer to their question. It has a clause that was sent to her. Michelle has the wording that we need to put on the ordinance, and put it on the updated ordinance and they’ll sign it. She needs to get it all written up correctly before they can do that.

**Item 6: New Business:**

1. **Warrant Work**

Michelle asked where do we stand for the annual town meeting warrant? She wants to know how it works. Chair Wark said the board is pretty much in charge of the warrant. None of them have read the petition yet, but they are going to get proactive with a couple of other options. Chair Wark would like them to have copies of the question sent to them via email. He said they might send it to an attorney for a final review. Selectperson Cabot said all of the questions are pretty much the same. Chair Wark said they may try for congressional funding again. He said that Robinson’s isn’t a great idea, but it’s better than the current idea being proposed. The board said they want to do the budget first. After the budget committee finishes with the budget, the board will go over it, and tweak whatever they think needs to be adjusted. The board wants all communications sent to them, so they can go over them at home instead of in a meeting.

**Item 7: Town Manager Report:**

* Chair Wark introduced Jeff Libby as our interim town manager. Jeff said that he has estimates for SJ Rollins on updating our computer systems. SJ Rollins came and examined them, and we are not in a good position. The systems are old, and if we have a fire or something we lose everything. The start up total would be $6100, to replace three computers. We can also make our computers linked, so two people can work on a document from two different computers at the same time. The number $12,000 is part of purchasing 25 hours for the work per unit from SJ Rollins. It’s one way to look at it. Each unit would have a dedicated 25 hours prepaid to it. There are a couple of different ways and numbers to look at the computer systems. Selectperson Cabot asked if this was a one time cost, or multiple payments. Jeff explained that they were two options. It is cloud based. The 25 hours could take three years to use up. Jeff Libby said that the computers we have now don’t sync up with each other very well. This new system would have firewalls for protection, cloud based backup, etc. The clerks would no longer have to back up the system to a usb drive every night. The SJ Rollins technician recommends our second option for a system. Selectperson Gray said that this is the option the board was hoping for it they built a new town office. The company can do a lot of stuff offsite. The sanitary district uses SJ Rollins and has had good results with them. The new system would be portable, and potentially something to put into this year’s budget. Michelle believed that we had online registrations at one point, but it wasn’t working well for a previous employee for some reason. The board believes that some of the previous employees weren’t as interested in becoming computer savvy, which is why they ditched it. Selectperson Gray inquired about the Trio upgrades that Trio keeps talking about. Michelle said that the only way is to be a web based Trio. We need to move to Web because the one we have is only good for one more year. If we went to web based, Hamlin’s wouldn’t have to call and be hooked up to our TRIO manually. The technician with SJ Rollins pointed out an issue with our website. Something messes him up when he tries to send us emails. The first page is accurate, the second page is scary for the SJ Rollins estimates.
* Jeff Libby passed around a letter that Bruce McNaughton brought in that Phil Kinney’s lawyer sent to another resident that he’s bought both sides of the road. The letter says that the town gave up the rights to those parts of the road when they abandoned it, so he’s allowed to put up a gate. He can also prevent people from accessing the town owned land, past his property. Jeff Libby said he spoke to some contacts, and he said there’s no way that the public can be prevented from accessing the town land. He wants to know if we should pursue legal action against Phil Kinney. Selectperson Gray said that the only person who really has had an issue is Bruce. Selectperson Gray said that Mr. Kinney does indeed own both sides of the road. Chair Wark said we’re not allowed to sell the town owned land. Mr. Kinney came to a meeting, and the board got the impression that he invested a lot of money in his property and doesn’t want people in there leaving trash. He'd be willing to work with the town if they started to do logging. He was willing to work with some of the farmers in the area, so they could hay their fields. Jeff Libby brought out a deed for the land in 1955 that talks about a right of way, for residents to enter the town owned property. The board doesn’t see putting money into the budget to legally pursue this.
* Jeff Libby brought up oil for the Fire Department, and do they use Robinson’s and is there a contract? The board said if Jeff Libby thinks he can do a little negotiating to knock off some money with a contract to go for it.
* Animal Welfare: A drug bust was done on Route 23. There was a call from the Sheriff’s office to take care of a bunch of animals. Since we didn’t have an ACO, the job falls on the Chair of the Selectman. Joe Guyotte has been called in, and he took care of the issue. Chair Wark made an motion to issue the ACO position to Joe Guyotte, Selectperson Gray 2nd. Passed.
* Hydrant Protection Fee: If the value of the town goes up, so doesn’t the hydrant fee. The fee is going to increase anyway because the town valuation will be going up with the revaluation this year.
* Michelle discovered letters for Tree Growth Compliance, and the board needs to sign them so Michelle can mail them out. She’ll send them via certified mail. The letters are for people who are not compliant with their tree growth programs, and need to remedy that.
* Jeff Libby brought up fire recovery. Selectperson Cabot asked if Guilford and our neighboring towns do this? Jeff answered yes. He wants to discuss the fire department recouping some of the money spent on accidents on commercial vehicles and oui’s. Jeff said this kind of thing is hard on the fire department. Selectperson Cabot asked how the money goes if mutual aid is called in. Jeff explained that the money still goes to the Sangerville fire department even if they call for mutual aid. The money would go back into the general fund.
* The bill for the fire department accident repair came in. The board wasn’t aware that it had been repaired already. Selectperson Gray asked if anything had been submitted to the insurance, and if an accident report had been submitted. Michelle said she didn’t know. Matt came in to ask her what the number to MMA was, and that he’d spoken to Patrick. She wasn’t sure about it. Chair Wark asked if someone had issued Matt a PO to go through with the repairs. Michelle said she’s not aware of anything. Jeff said that all of this should’ve been done in house, so we knew the ins and outs of who was repairing our trucks. We received another bill for $478.72 for the brake lights on another truck to be fixed. Jeff explained to Matt that he should’ve come to us first. The repair on the truck from the storm cost $5,347.60 to repair. Jeff said, it is what it is. Chair Wark said we have processes to go through, and they’re being ignored. The town ordinance states that this kind of thing all goes through the town manager. The fire department can’t just go out an buy anything without an approved PO from the town manager. Michelle asked if we had PO forms. The board said they were unaware, but that it would be nice to have some.

**Item 8: Road Commissioner Report:**

The board wants the Silvers Mills Road paved this year. This will be a great conversation to go over with the budget committee. They need to know how much money to dedicate to paving Silvers Mills in the budget. Jeff Libby has a recommendation for paving this year. Hold off until after spring of next year. You can raise a bit of money to have some more on hand to pave it next year. Jeff Libby asked if we had an road equipment because we’re paying road equipment insurance. Jeff said that they’ll get rid of the line, and be done with it. Jeff said that we only have one snowplow bid. The bid is tabled for now.

**Item 9: Select Board Concerns:**

**Item 10: 11 Executive Session: Employee Payroll PL1999, C144, Sub 1 (RPR)**

Chair Wark made a motion to go into Executive Session, Employee Payroll PL1999,C144, Sub 1 (RPR), Selectperson Cabot 2nd. Now in Executive Session. Chair Wark made a motion to come back into session at 6:23PM, no action taken, Selectperson Gray 2nd. All in favor.

**Adjourn.**

Chair Wark a motion to adjourn at 6:23pm, Selectperson Gray, 2nd. All in favor.

**THE NEXT MEETING IS March 20, 2024, at the Fire Station *(Agenda subject to change without notice)***

Respectfully submitted,

Town Manager

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Michael Wark Dale Gray Joanne Cabot