

**TOWN OF SANGERVILLE
BOARD OF SELECTMEN
MEETING AGENDA MINUTES
Beginning @ 5:00 p.m.
Tuesday, May 15, 2018**

Item 1. Open Meeting: (Pledge). Chairman Mike Wark called meeting to order at 5:02 PM. Meeting was held in the library, where no flag was present to pledge.

- a. **Selectmen Present:** Mike Wark, Jody Cabot, Dale Gray
- b. **Employees Present:** Lois Jones
- c. **Residents Present:** Gerald Peters, Brydie Armstrong, Brian Howard

Item 2. Approval of Minutes:

- A. **May 9, 2018 – Special Selectmen’s meeting.**
No motion pending review of minutes.

Item 3. Review of the Treasurer’s Warrants:

- A. **Payroll #64.**
- B. **Accounts Payable #62, 63, 65, 66, 67.**
Selectman Gray made a motion and Selectman Cabot 2nd to approve all warrants. All in favor.

Item 4. Old Business:

- A. **Abbie Fowler discussion with Brian Howard.** Mr. Howard was present to present his proposal regarding the use of the Abbie Fowler building. He is still interested in the building and will possibly be using the facility for offices. The discussion included time frame from start to finish, possible occupants for the offices, reconstruction, and bonding. After Mr. Howard’s discussion, Town Manager informed the Board that there is another interested party, Jeremiah Pitts, that wants to use the facility for light manufacturing and offices. (Brydie Armstrong will provide notes for the Abbie Fowler Committee, attached.)
- B. **Foreclosed property.** Discussed the value of the lot that was foreclosed. Board set the minimum bid at \$2500 and to advertise in the local papers.

Item 5. New Business:

- A. **Appointment.** Selectman Gray made a motion and Selectman Cabot 2nd to appoint Cynthia Hall to the Appeals Board for a three-year term. All in favor.
- B. **School Board Budget Warrant.** Selectman Cabot made a motion and Selectman Gray 2nd to approve the Warrant for the Validation Referendum for the School Board District Budget. All in favor.
- C. **July meeting schedule.** Some discussion that July 4th is the first Wednesday in July. Tabled meeting schedule at this time. No meeting on July 4th.

- D. Mutual Aid Fire Department.** Town Manager had met with the Town Manager of Guilford to start the discussion of combining departments or contracting with Guilford for Sangerville's fire services. A concern is that homeowner's insurance may be based on proximity to fire departments. How do we want to advance this discussion? Town Manager will talk to Guilford's Town Manager to pursue viability of the contract services.
- E. Traffic & Heavy Weights Ordinance.** Ordinance of Heavy Weights was not signed. There is a combined ordinance with the Mailbox Policy, and other policies, that is in draft form and we need a workshop to review all the parts of the Traffic Ordinance, to arrive at a unified ordinance.

Item 6. Open Session: Limited to 2 Minutes – Extension per Chairman. None.

Item 7. Committee Reports:

- A. Road Commissioner.** Five spots with beaver. Discussion was regarding shimming ruts on Silver's Mills Road. Town Manager had discussed the possibility of shimming ruts. Jeff Mullis from Pike had given the information that they could do a ¼ point shim, and then the next layer of shim over the top, and the second layer is used to compact the ¼ point shim.

Item 8: Selectmen Concerns. Selectman Cabot thanked everyone for meeting on Tuesday, rather than Wednesday so she could be present.

Item 9. Correspondence. Resume and application for assessor's agent has been received.

Item 10. Request for Additional Agenda Items. Just an FYI, the Town should be collecting a \$10 fee and a registration paid to the town for any DBA that is not incorporated; it is state statute to be collected and recorded with the Town. It is self-reporting. There was some discussion about building notices/permits and how to proceed with a permit/notice so that the tax assessor will be notified.

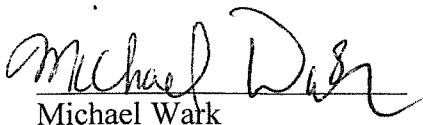
Item 11. Executive Session. None.

Item 12: Adjourn. Selectman Cabot made a motion and Selectman Gray 2nd to adjourn. All in favor.

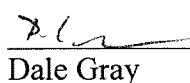
Respectfully submitted,



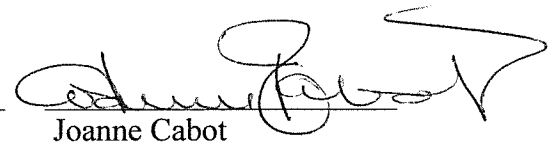
Lois A. Jones



Michael Wark



Dale Gray



Joanne Cabot

TOWN OF SANGERVILLE
BOARD OF SELECTMEN'S MEETING
Beginning @ 5:00 p.m.
May 15, 2018

Notes by the Secretary of the Abbie Fowler Committee
On Brian Howard's proposal to buy the Abbie Fowler building

The Town Manager invited Gerry Peters and Brydie Armstrong to the select board meeting as representation of the Abbie Fowler Committee. The full minutes of the meeting will be posted on the town website, when they have been approved by the select board, as well as the auditory recording of that meeting.

Mr. Howard's current proposal for the Abbie Fowler building is to use it for office space. His company would rehab the building for clients looking for a long term lease (5-10 yrs) of office space. The portion of the building each client wanted would be customized to meet their needs.

Mr. Howard is only interested in the building if he can buy it for \$1. A previous town administration promised him this, and he spent money on the architectural plans that were used to get the grant money to remove the hazardous materials. Mr. Howard also made it clear that he does intend to sell the building at some point.

While the Abbie Fowler building is structurally sound and the roof doesn't leak at this point in time, major work needs to be done to the building, including replacing all the windows, demo to the slab to put in radiant heat, re-plumbing of the bathrooms, installing a new heating system, work to the brick façade, redoing the roof and insulating between the roof and office space for starters.

According to Mr. Howard, the building has approximately 10,000 square feet of space. Renovations could cost from \$250 per square foot upwards of \$500 per square foot. \$100 per square foot is a very conservative figure.

Mr. Howard intends to first approach Mayo Regional Hospital as a prospective client, as they are looking to expand. He also indicated that he was fast outgrowing his own current office space. And he will also likely approach Denise Buzzelli of the Piscataquis Chamber of Commerce to see if she has any contacts.

Concerns were expressed that the building would be sold and then resold before the renovations were started and/or completed. Chairman Wark suggested putting money in an escrow account that would be returned if the renovations were completed but kept if they were not. Mr. Howard did not want to agree to this because it reduces his bonding potential. Instead he wanted to get a performance and payment bond. His company is bonded for 17 million through Travelers. The performance and payment bond could be set up for example to say that the renovations would be completed in x yrs, and if not, the town would receive x number of dollars.

The discussion ended with Mr. Howard saying that he would be back with the bond contract and further discussion could be had then. The select board felt that the Abbie Fowler committee would be useful then in going over the written proposal. They would most likely seek legal council as well.

A second party has also expressed interest in the building. His name is Jeremiah Pitts and he runs a machining business that is outgrowing the current space it is in. He has toured the building and has been asked to turn in a written proposal. So far, he has not done that.

Copies of these notes will be available at the town office, but I encourage each committee member to listen to the meeting recording for a more complete understanding of the proposal. Thank you.

Sincerely,

Brydie Armstrong
Secretary of the Abbie Fowler Committee