

Standish Town Hall

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Town Council Meeting Minutes 1/8/2013

**MINUTES
TOWN COUNCIL MEETING
STANDISH, MAINE
TUESDAY, JANUARY 8, 2013
STANDISH MUNICIPAL CENTER
7:00 P.M.**

CALL TO ORDER

The meeting was called to order by Chair Spencer and the Pledge of Allegiance was recited.

ROLL CALL

Councilors present: Blanck, Olson, Pomerleau, Sargent, Spencer and Stack.

Councilor Tompson was excused.

MINUTES OF PREVIOUS MEETING (S)

Moved by Sargent seconded Pomerleau and voted to accept the minutes from the December 11th meeting as presented. The minutes were approved by unanimous consent.

PETITIONS AND COMMUNICATIONS

Chair Spencer read a letter from David Sherlock the Bridge Program Manager for MDOT. The letter referenced the Steep Falls/Limington Bridge relating to concerns the Town expressed regarding the bridge. A Copy of the letter is on file with these Town Council minutes.

REPORT OF THE TOWN MANAGER

Scott Gesualdi the Finance Director introduced Donald Talbot the town auditor from the firm of Berry Talbot Royer.

Mr. Talbot explained that the firm audited the financial statements of the town for the year ending June 30, 2012.

He explained that town has complied with accounting procedures, complied with accounting estimates as applied to depreciation, audit adjusted were reviewed and accepted by management. There was no need to obtain a second opinion; he noted that they had management's cooperation throughout the audit. He reviewed the financial statements explaining that there are two parts to the statement; part is fund accounting and the government-wide, which are similar to what you would see at a corporation. Fund accounting is the method that the town uses. He noted that the town did not meet its expectation for revenues. The difference between the budget and the actual was a negative \$329,000. The good news is that the departments ended with a positive number. Between the reduced revenues and departmental savings, there was \$52,000 positive number. He noted that that the tax collection rate had dropped from FY 12. This year the tax collection rate was 94.2% down from 95.4% in FY 11.

It's still good, but not as good as it was before. That means, there are more receivables and less cash. He explained that the town voted to use \$391,000 of undesignated fund balance and \$133,000 of carryovers in the FY 12 budget. At the end of the fiscal year the town used \$252,509 of the surplus. In 2012, the 2011 taxes went to lien, the amount that went to lien was \$299,200. In the previous year, the amount that went to lien was \$300,000.

So, that's a consistent number from year to year. He noted that the town is still feeling the effect of the economy from the sub-prime mortgage meltdown. The bonded debt of the town is approximately 2.89% of the statutory limit. The state would allow the debt per person of \$15,904. The town's actual debt is approximately \$459. He reviewed the full accrual method that is used in part of the audit process. This takes the balance for major and special revenues and converts them to full accruals.

Councilor Blanck asked if other towns are realizing the same numbers in accounts receivable.

Don Talbot said other towns are showing similar numbers.

Councilor Stack questioned the unassigned fund balance number. He questioned the \$205,000 difference from last year. Is \$106,000 of the difference in deferred revenues? So there's really approximately \$30,000 difference.

Councilor Stack then questioned the carry forward amount.

Don Talbot apologized that there was a page missing in the document and the information that he was looking for was on the missing page.

Councilor Stack asked the total amount of the carry forwards.

Don Talbot said that it was \$85,596.

Councilor Stack questioned the order that was passed regarding carry forwards in the amount of \$900,000 going into carry forwards.

Don Talbot explained that the capital funds that are in the order are accounted for in another location in the audit.

Councilor Pomerleau asked how are we doing.

Don Talbot that the town is doing well.

It was decided that the meeting with Don Talbot on January 17 would not be necessary.

Departmental Presentation – Finance Director, Scott Gesualdi explained that the Finance Department typically does the same types of transactions on either a daily, weekly, by-weekly or monthly basis. This years highlights of the Department are the successfully transitioned of our banking from TDBANK to Androscoggin Bank, included banking, credit card services, payroll and remote deposits. He noted that checks are now scanned, reducing the time it takes for the monies to be deposited into our account. He also is tasked with technology matters, this year a new phone system was installed, and redundancy for the system set-up for the dispatch offices. This phone system change should save the town \$32,000 over a 5-year period. More savings will be realized after the 5-year period if we retain the system with minor upgrades. In addition, we upgraded the MUNIS accounting system. He said that he'd like to thank his staff, Sherry Allen and Rayleen Pinkham, he said that without them he could not maintain the Finance Department.

EXECUTIVE SESSION

An Executive Session will be held for the purpose of discussion of a real estate matter pursuant to 1 M.R.S.A. §405(6) (C).

The Chair noted that the Executive Session will be held later in the meeting.

PUBLIC HEARINGS

29-12 Amendment to Standish Town Code, Chapter 181, Land Use Part 1 Zoning, [Stack]

Moved by Pomerleau seconded by Sargent and voted to dispense with the Clerk's reading of the amendment. (Unanimous)

Councilor Blanck explained that the Ordinance Committee was charged with developing an ordinance for drive-through's in the town center. During their review of the code it was discovered that the entire town did not have any regulations regarding drive-through's. He noted that this ordinance will allow drive-through's throughout the town, at Standish Corner there will be user friendly drive-through's located at the rear of the buildings, for banks and pharmacies.

After a Public Hearing without additional Council or public input the Council voted on the amendments and the hearing was closed.

VOTE: 6 Yeas

119-12 Amendment to Standish Town Code, Chapter 181, Land Use – Part 1 (Zoning) and Part 3 (Subdivision Regulations) [Blanck]

Moved by Sargent seconded by Pomerleau and voted to dispense with the Clerk's reading of the amendment. (Unanimous)

Councilor Blanck explained that this provides the means for a developer to get additional building lots if certain criteria is met regarding conservation. If the developer sets aside land for recreation purposes there is a formula to use to determine the number of additional lots.

Izzy Higgins of Bonny Eagle Road questioned the historic site section, who determines what is a historic site?

Councilor Blanck said that it is not an official designation. It could be an area that is determined to have some historic significance, but not necessarily on a historic register.

After a Public Hearing without additional Council or public input the Council voted on the amendments and the hearing was closed.

VOTE: 6 Yeas

1-13 Application Submitted by Gerard P. Giguere, Jr. and Patricia M. Giguere dba Giguere's Wildwood Function Center Located at 945 Pequawket Trail for Renewal of a State Bottle Club Registration [Spencer]

After a Public Hearing without Council or public input the Council voted on the application and the hearing was closed.

VOTE: 6 Yeas

Councilor Stack mentioned to ease Izzy Higgins' concerns, we have a Historic Commission that can designate historic sites, however, the new subdivision ordinance only requires the site to be of historic interest.

Moved by Pomerleau seconded by Sargent and voted to move into an Executive Session for the purpose of discussion of a real estate matter pursuant to 1 M.R.S.A. §405(6) (C).(Unanimous)

Chair Spencer announced that they will return with business.

Moved seconded and voted to arise from the Executive Session. The Council arose from the Executive Session at 7:58 p.m. by unanimous consent.

NEW BUSINESS

2-13 Authorize the Rotary Club of Sebago Lake to Utilize Sebago Lake Station Landing Parking Area for their Annual Ice Fishing Derby [Spencer]

VOTE: 6 Yeas

3-13 Award Bid for Sale of Town Property Located at 36 Ossipee Trail West [Spencer]

Moved by Pomerleau seconded by Blanck and voted to amend the order by adding the name of Bryan T. Leclerc and the amount of \$60,000. (Unanimous)

Councilor Blanck said that the \$60,000 may seem like a low price, but the information received from a engineering report regarding the state of the building found that the sills and roof needed repairs that could be costly. He explained that the successful bidder is a dentist who will be bringing in six jobs to town. Mr. Leclerc will convert the upstairs into an apartment for himself. Councilor Blanck estimated with necessary construction and renovation costs it would bring the costs to the bidder in the \$100,000 range. Once the new owner takes over the building it will bring it back on the tax rolls, provide employment for a number of people at the location; and a dentist would typically stay in a location for a long time. The other bidder was a lower bid, considering using the building for retail operation. He noted retail business come and go, but the successful bidder seemed to be a good occupant for the building.

Pam Slattery-Thomas asked for them to explain the historic criteria for the bid; and how will that be done.

Councilor Blanck explained in the bid specs there was an addendum to encourage the bidder to maintain the historic character of the building.

Pam Slattery-Thomas was concerned that with renovations to the interior of the building the historical aspects will be lost.

Councilor Blanck said that the town hall is no-longer there, you can't keep it in its present form, it has to be made into a building that's useable.

Councilor Pomerleau said that both bids were very good, he noted that the successful bidder cited in his letter that he realizes that it is considered a historic landmark and that he would be residing in the building. Councilor Pomerleau noted that this was the higher of the two bids.

Councilor Stack said that he had never been in the building, however, understood that that there is a tin ceiling on the second floor. He questioned if there was a requirement to retain the ceiling?

Chair Spencer said that she didn't believe that there is a tin ceiling.

Councilor Stack questioned if there was a tin ceiling.

Councilor Sargent noted that there is a tin ceiling, a small stage with a false wall, original style windows upstairs.

Pam Slattery-Thomas announced that the building also has the original walk-in safe.

Councilor Sargent said that he didn't see the safe.

VOTE ON ORDER AS AMENDED: 5 Yeas – 1 Nay, Stack

4-13 Approve Utility Location Permit – Central Maine Power Company – Harmon's Hill Road [Spencer]

VOTE: 6 Yeas

The secretary noted that the Sno-seekers brought forward to her this evening a request to utilize town property and hold a poker run during an upcoming trail ride.

Moved by Olson seconded by Stack to add order 5-13 Authorize Standish Sno-Seekers to Hold Game of Chance and Utilize the Town of Standish Property at Johnson Field for their Trail Rally [Spencer]. (Unanimous)

VOTE: 6 Yeas

Chair Spencer explained that she had skipped over the Committee Reports Section of the agenda, she asked for committee reports to be presented.

Councilor Blanck noted that the Ordinance Committee met on December 18 and discussed the first draft of the Fireworks Ordinance. In addition, they discussed a draft of a Light Manufacturing Standards Ordinance, both of which will be discussed at the January 15 Ordinance Meeting.

Chair Spencer noted on Councilor Thompson's behalf that the Beach Committee meets the first Thursday of each month. They are currently working on a memorandum of understanding for the management plan of the beach.

Chair Spencer said that the Council would receive the budget on or about March 12. She asked for input regarding having one Saturday session rather than evening meetings. She proposed Saturday, March 16 from 9 am to noon; then from 1 pm to 3 pm.

Councilor Stack asked if that was the Finance Committee review of the budget.

Chair Spencer asked that they mark their calendars for March 16 and she would follow up with them. A discussion followed on whether they could hold the Finance/Council review at the same time. More information will be forthcoming on this matter.

Councilor Pomerleau noted that there are some members of the Historical Society that feel that the Council sold them short on the building. He noted that the Steep Falls Library is looking to expand, there may be the

opportunity for the Historical Society to have space at the library. The anticipated opening date for the library expansion would be 2016 with a million dollars fundraiser. The process has started and workshops will be scheduled for this item.

PUBLIC ITEMS

There were no public items.

ANNOUNCEMENTS

There were no announcements.

EXECUTIVE SESSION

An additional Executive Session was not needed.

ADJOURN

Moved seconded and voted to adjourn. The meeting adjourned at 8:26 pm by unanimous consent.

Submitted by: _____
Clerk/Secretary